the Exchange

Central Washington

January 15-21, 2026

BUY - SELL

Classified Ad Deadline: Tuesday 5pm

509-922-3456 Call/Text I 5111 E. Trent Avenue, Spokane I www.PacificNW.Exchange VOL. VI NO. 23 I ***FREE!***

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FOR SALE

PASCO

Rural Church on 4.36 acres, 460 fire code cap., fully renovated, working service kitchen with walk-in cooler, service ware, appliances, etc. TURN KEY ready! Use as an event center, church or both. MLS# 287705

$1,325,000

LIND

10.2 acres, city water & sewer available on 3rd; near pool; 2 lots sold as one. MLS# 280667

$79,000

PASCO

Two 20+/- acre parcels, industrial zone, irrigated, paved roads, close to Hwy 395 MLS# 288488 & 288489

$1.9 mil & $2 million

WANTED

Open, irrigated farm land for sale with lease back opportunity, Columbia Basin.

Land & Wildlife Real Estate
1816 N 20th Ave, Pasco
509-544-8944
www.LandLeader.com

LAND AND WILDLIFE .com
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ABANDONED VEHICLE AUCTION
Friday, January 16, 2026 at 10am, viewing starts at 9am. Mountain Highway Towing & Recovery, 8410 Main Street, Dryden, WA 98821

ABANDONED VEHICLE AUCTION
Piston Auto Wrecking, 10335 Road U NW, Quincy Washington 98848. Monday, January 19. Viewing at 11am to 12pm, Auction at 12pm. For more information call 509-499-8629 Quincy

ALFALFA CEDAR HAY, FIRST, SECOND & THIRD CUTTING
First cutting feeder $2.50 bale; second third cutting $5 bale 509-885-8496 Palisades

ABANDONED VEHICLE AUCTION
Agri-Fix 6928 Rd L NE, Moses Lake. Auction Friday, January 16. Preview at 9am, bidding starts at 10am, starting bid is minimum $200. 509-765-1315

2011 DODGE RAM HD 4X4
New Engine, loaded with extras, must See! Don't miss this opportunity to own a powerful, well-equipped truck that's ready for anything! Heavy Duty Westin XR 4x4 on the fly with flex fuel, 115,000 miles, but brand new engine installed Fall 2023 (very low miles) with 5-year warranty. Packed with extras: new tires, tool box, WeatherTech floor mats, new Cobra CB (still in box), heavy-duty brush guard, radar detector, new rear lights & back seat window motors. This truck is extremely clean, rugged & priced to sell fast at just $16,500. Perfect for work, adventure, or everyday driving. Call 509-760-7967 to schedule an appointment, this deal won't last! Wenatchee

TWO MALE AKC GOLDEN MIX ENGLISH CREAM PUPPIES
First shots & dewormed, pad trained, $1000. 509-760-6525 Moses Lake

STUDDED TIRES
Himalaya Federal R16, used only twice, great tread $200. 509-760-7967 Wenatchee

GOLD & SILVER COINS
Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

2023 FOREST RIVER CHEROKEE ARCTIC WOLF 3910 SUITE
43' 6" 5th wheel, primary bedroom with king size bed, 3 bed bunk room, 2 full bathrooms & 4 slides. Includes hauling hitch, 2 propane tanks, 36" TV, heated water hose, RhinoFEX sewer hose & mattress for each bed, $60,000. Call 509-480-0458 Yakima

ABANDONED VEHICLE AUCTION
Quincy Towing Inc. 401 F St. SW, Quincy, WA 98848. Auctioning a 2002 KIA Optima, 2023 Toyota Tacoma (completely burned). Monday, January 19 at 11am. Viewing 10am to 11am. #5001

21 ACRE FULLY IMPROVED LOT
Beautiful parcel with creek. Private homesite, well, septic system & power, high speed fiber optic internet installed. Located off Hwy 20 near Usk, $219,900. For more information contact Northwest Lands, www.NWLands.com or call 509-671-4353

MINIATURE AUSSIE DOODLES
No to low shedding, hypoallergenic extra soft coat, raised in my home so they are very socialized & family ready. 20-35lbs mature, health guaranteed, vaccinated, $600. Call or text Lori, 509-860-3302 www.CoolRiverHorses.com

AKC FRENCH BULLDOG PUPPIES
Looking for their forever home! Available January 11, will go home with their first round of vaccinations & check-ups, 1 female & 3 males, born on November 14, 2025, loved getting to know these sweet puppies & having them as a part of our family for the past couple of months! $4500, live in Provo, UT, but my parents live in western Montana, so if you are in either of those areas, could make arrangements for meetups. If you have any questions or want more pictures, please message me at 406-691-9055

WE BUY LAND OF ALL SIZES IN WASHINGTON & IDAHO
Call us for more information. Frontier Northwest Land, 509-468-0483

AKC ROTTWILLER PUPPIES
Eleven weeks old, waiting for their forever homes, males & females available. Text or call 509-216-8474

IN ACCORDANCE WITH
The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 3 vehicles on Monday, January 19, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

YARD ORNAMENT GOLF BALL CANNON UTILIZING BLACK POWDER
Heavy wall yard ornament golf ball cannon utilizing black powder, heavy wall Shelby tubing, 1.75 golf ball cannon, Pennsylvania Amish Wheels, 3' in diameter. Barrel length is 3', weight is approx. 300lbs, $3500. Please call Ron 509-937-2465 Valley

AKC YELLOW LAB PUPPIES
Dewclaws, first shots & dewormed, born November 5, both parents onsite & love to hunt, $750. 509-302-1806 or 509-302-8238 Tri-Cities

ORECK XL MOTEL & COMMERCIAL VACUUM
Like brand new, $150 or best offer 509-760-7967 Wenatchee

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DON'T MISS IT! 16TH ANNUAL ODESSA FIRE DEPARTMENT FARM EQUIPMENT AUCTION

Sale Date: Saturday, February 28, 2026, 9am

INSPECTION: Friday, February 27, 8am-5pm

LOCATION: 108 E. Railroad Ave. N., Odessa WA, 99159 (by Rocky Coulee Brewery) watch for signs

FOR CONTACT INFO: Don (509) 988-0433, Roger (509) 988-0226, to see complete listing go to www.OFDauction.com

GUEST AUCTIONEER: Jake Barth of Yarbro Auctions

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No Children under 13 allowed

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Agri-Fix 6928 Rd L NE, Moses Lake. Auction Friday, January 16. Preview at 9am, bidding starts at 10am, starting bid is minimum $200. 509-765-1315

NELSON'S TOWING AUCTION
Wednesday, January 21. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. 1992 Mitsubishi Galant, white; 2012 Chevrolet Captiva, white; 2013 Chrysler 200, white; 1999 Cadillac DeVille, gold; 1994 GMC S15, maroon; 2003 Jeep Liberty, white; 2003 Dodge Neon, red; 1988 Ford F150 Pickup, brown; 2008 Kia Sedona, maroon; 2019 Can Am Ryker-MC, black; 1986 Nissan Sentra, red; 2011 Nissan Maxima, black; 1992 Ford E350, beige

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PREMIER AUCTION CENTER NOW HAS ONLINE AUCTIONS!
We are still having our live auction the second Friday of each month, so mark your calendars for Friday, February 13 & every other week our auctions will be online, check the details out here, PremierAuctionCenter.HiBid.com For information & pictures on our live auction, go to our regular website: www.PremierAuctionCenter.com

ABANDONED VEHICLE AUCTION
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YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!
Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

WE BUY MODERN TO ANTIQUE BOOKS!
Specializing in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

VALENTINE'S DAY IS COMING & SO IS FRIDAY THE 13TH!
Spooky meets sweet at Over The Moon Relics! Shop now to get your Valentine a unique gift this year. We have items from classic horror to cupid chaos serving love, luck, & a little mischief. Every Friday the 13 in 2026 we will be offering an instore special on that day. But don't wait until February 13 to get your gift, supplies will be limited! If you need an appointment, feel free to call us! We are back to our regular hours: closed Mondays; Tuesday-Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm; Sunday 1pm-4pm. We love getting all your phone calls checking on items, keep it up, you never know when something might pop into the store! 604 W. Garland Avenue, Spokane. 509-998-7660

SALES & AUCTION INDEX

SALES & EVENTS

Jan. 16 & 17, 8am-4pm	Estate Sale by Julie	1035 S Primrose Lane, Spokane
Jan. 16 & 17, 9am-5pm	Northside Spokane Estate Sale	Contempo Mobile Home Park, 1205 E. Lyons Avenue #20
Jan. 16 & 17, 9am-4pm	Audri's Attic Estate Sale	815 W. Siena Peak, Spokane
Jan 16 & 17, 8am-5pm	OCD Estate Sale	1904 E. Sharp Ave, Spokane
Jan. 17 & 24, 9am-2pm	St. Joseph Semi Annual Used Book Sale	3720 E. Colbert Road, Colbert
Jan. 22 & 23, 9am-3pm	Owens Estate Sale	1514 S. Flint Rd, Airway Heights
Feb. 1, 12pm	Owens Estate Sale	1514 S. Flint Rd, Airway Heights

AUCTIONS

Jan. 15, 1pm	Spokane	Bulldog Towing LLC Auction	4727 N. Myrtle St
Jan. 15, 12pm	Okanogan	Randy's Towing Auction	2135 Elmway
Jan. 15, 12pm	Spokane	River City Recovery & Towing Auction	3927 E. Wellesley Avenue
Jan. 15, 12pm	Spokane	Cloverleaf Towing Auction	3927 E. Wellesley Avenue
Jan. 15, 12pm	Brewster	Shull's Towing Auction	25899 Hwy 97 S.
Jan. 16, 10am	Moses Lake	Agri-Fix Auction	6928 Rd L NE
Jan. 16, 10am	Dryden	Mountain Highway Towing & Recovery	8410 Main Street
Jan. 18, 12pm	Airway Heights	Owens Estate Auction	1514 S. Flint Rd
Jan. 19, 12pm	Wenatchee	Randy's Towing Auction	353 Malaga-Alcoa Hwy
Jan. 19, 11am	Quincy	Quincy Towing Auction	401 F St. SW
Jan. 19, 12pm	Quincy	Piston Auto Wrecking Auction	10335 Road U NW
Jan. 21, 12pm	Spokane	Nelson's Towing Auction	808 E. Houston Avenue
Jan. 28, 8:30am	Live Stream Online	J Stout Auctions	www.jstoutauction.com
Feb.1, 12pm	Airway Heights	Owens Estate Auction	1514 S. Flint Rd

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the Exchange

Call: **509-922-3456 or 800-326-2223**
Text: **509-922-3456**
5111 E. Trent Ave. Spokane, WA 99212

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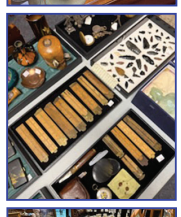
NO RESERVE
MONTHLY AUCTIONS:
Jan. 28 & 29 | Feb. 25 & 26
JStoutAuction.com | 888.230.8840
J. STOUT AUCTIONS

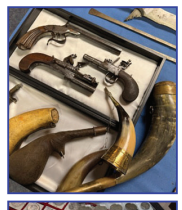
OCD ESTATE SALE
Friday, January 16 & Saturday, January 17, 8am-5pm. 1904 E. Sharp Ave, Spokane. This house is packed to the rim & spilled into the backyard. We have amazing dressers, bed frame, standing jewelry box, rolltop desk, couch, dining room table set, home decor, collectibles, bird cages, clothes, small kitchen appliances, china, silverware, storage cabinets, sewing notions, fabric, unfinished quilt tops, quilts, vintage Christmas, books, books, & more books, Playfair memorabilia & much more! See you there!

EVERYTHING'S 25% OFF THIS FRIDAY & SATURDAY
At Discovery Shop! Shop for clothing, accessories, jewelry, housewares, books, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

OWENS AUCTION
"ESTATE SPECIALISTS"
Estate Auction Schedule
OUR NEW LOCATION
1514 S. FLINT RD, AIRWAY HEIGHTS, WA
The Triumph Building off Hwy 2 next to the Rusty Moose
SUNDAY, JANUARY 18, 12 NOON
Preview: Saturday, January 17, 10am-2pm
Sunday, January 18, 11am



AMAZING COLLECTION OF SOME OF THE FINEST IN THE INLAND NORTHWEST
Including "The Important Estate Collection of a Prominent, Lifetime Collector & World Traveler"
HIGHLIGHTS INCLUDE:
Quality New & Used Furniture, Furnishings & Home Decor; Antiques/Collectibles; Fine Art: Paintings including Sydney Laurence, J.Grant, C. DeLay, Bickerstaff, C. Funseth, G. Armfield J.Grant & More. Etchings, LE Prints - Doolittle/ Lyman/Carter, More. Bronze Sculptures, Beckendorf wildlife sculptures; Kinkade Gallery; Baccarat, Waterford, Daum, Steuben, Loetz, Victorian, Galle, Reed & Barton/ Oneida sterling flatware; ESTATE JEWELRY; Rolex wrist watches; COINS - 100 Silver $'s, CC, Canadian, +++; Rugs; Fine China; Asian; Steins; Brass bell collection; Sterling purses; Cloisonne; Celedon; Catlinite Stone; Mottahedeh; Longaberger; CLOCKS - Kronos figural, Brass ormalu, Mantle, More; Book; Flintlock pistols, powder horns, weaponry; Heinz Copper w/ Sterling overlay; Copper candy cauldron; Alison Helm wood sculpture; Bushnell Telescope; Bachmann Piano workstation; The list goes on with many surprises!



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GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

The Exchange is Closing Early on Thursday, January 15 at 2pm for Employee Team Building

REMEMBER

Even though our physical office will be closed, you can still submit ads 24/7 online at *www.MyMarketplace.Exchange*

the Exchange

Email: Ads@PacificNW.Exchange
Call or Text 509-922-3456
www.PacificNW.Exchange

JJ'S ESTATE SALE & AUCTION SERVICE

Is now scheduling sales for 2026. We can help you handle your Personal or Business Auction or Estate Sale. We take pride in what we do & helping people in Washington & Idaho. Free consultations! Call or text Rich, 509-218-2142

POST FALLS GUN SHOW

Saturday, January 17, 9am-6pm; Sunday, January 18, 9am-3pm. Greyhound Park Event Center, 5100 Riverbend Avenue, I-90 Exit 1, Post Falls, Idaho. Sponsored by Lewis Clark Trader. www.LewisClark-Trader.com Information, 208-553-8093

BUYING ESTATE CONTENTS

www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

I BUY OLD STEREOS & OLD WATCHES

Looking for receivers, tuners, amps, cassette decks, reel-to-reel, turntables, speakers, boomboxes, etc. Also buying vinyl records. Call or text with pictures, save my number! 208-691-1073 Post Falls

INLAND NORTHWEST RAIL MUSEUM OPEN SATURDAYS ONLY

In January from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

GOLD & SILVER COINS

Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

AUDRI'S ATTIC ESTATE SALES BRINGS YOU A HOUSE FULL OF

Antiques in the Eagle Ridge neighborhood at 815 W. Siena Peak, Spokane. Friday & Saturday only, January 16 & 17, 9am-4pm. Super nice furniture, cabinets, secretary desk, bookcases, mid-Century modern tables & chairs, crystal & china, brass smalls, framed, signed art, a full kitchen with high end appliances, KitchenAid, silverware, dishes, cookbooks & more. King sized newer bed & dressers, vintage clothing, clocks, mirrors & a loaded garage full of fishing equipment, camping gear, tools & vintage Christmas plus so much more! We take cash & cards, see more photos on our Facebook page, & website www.AudrisAttic.com

ESTATE SALE BY JULIE

Friday, January 16 & Saturday, January 17, 8am-4pm, Saturday only, large items half price & fill a bag for $10. 1035 S Primrose Lane, Spokane. Street parking only, do not block driveway. Very well cared for furniture, two sofa sets, washer & dryer, MCM accent chairs, MCM chest of drawers, king bed with like new mattresses, two queen beds with mattresses, lamps, night stands, coffee tables, bedding, towels, clothing, very full kitchen, pottery, silver plated serveware, large area rugs, lots of sewing & two sewing machines, patio furniture, patio benches, barbecue, shelving, cabinets, yard & shop tools, pressure washer, camping, christmas decorations, antiques & collectibles, garage is full & will require digging

FREE UPRIGHT PIANO

Oak finish, you haul, good condition. Call 509-285-4471, Oaksdale

NEED CASH? BUYING OLD SILVER DOLLARS & COINS

Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

VINTAGE & PAINTED FURNITURE, SHOP TOOLS & ESTATE ITEMS

Three drawer white dresser, black glass door TV/ console cabinets, Honda 5000 watt generator, stainless steel top work benches, mission oak recliners, large hardwood dining table with 8 chairs & 2 leaves, white end of bed bench, table top leaded glass lamp, table top horseshoe wine rack, Porter Cable detail sander, double tire wheelbarrow, Werner 3'x4' rolling folding scaffold, steel car ramps, like new full size & queen mattress & box sets; vintage, antique, rustic farmhouse buffets; accent tables & shelves, small armoire, dressers. Stop by today & visit our "store full of ideas!" Red Barn Second Hand, 490 West 2nd Ave. Colville. Monday-Saturday 9am-5:30pm. 509-684-8995

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT

Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

SNOWBLADE PLUS WEIGHTS FITS JOHN DEERE LAWNMOWER, $75

Rossignol Cross country TourLT 205 Skis plus poles, $40. Rossignol Downhill 188 skis (73") plus poles & nice bag, barely used, $70. 509-624-4797 Spokane

GARLAND TREASURE TROVE IN NORTH SPOKANE

Stop by & browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

ST. JOSEPH SEMI ANNUAL USED BOOK SALE

3720 E. Colbert Road, Colbert. Saturday, January 17 & 24 9am-2pm, Sunday, January 18 & 25, 9am-12pm. Cost is by donation only, except for resellers. For more information call Peggy 509-464-1102

BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL

Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Closed Mondays & Tuesdays, Weds-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

Senior Center

DANCE CALENDAR

for Members & Guests

FRIDAY, JANUARY 16

Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Stage Coach West**

North Side Eagles - *6410 N. Lidgerwood, Spokane*
Music & Dance 5pm-7pm by **Don Sellers**
Music & Dance 7pm-10pm by **TNT**

MONDAY, JANUARY 19

Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, JANUARY 20

Corbin Senior Center - *827 W. Cleveland, Spokane*
Music & Dance 1pm-3pm by **Treble Tones**

VFW 1474 - *2902 E. Diamond, Spokane*
Music & Dance 5-7pm by **Bobby & Tommy**

WEDNESDAY, JANUARY 21

Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance by **Blue Country**

Deer Park Eagles - *12 W. South Ave., Deer Park*
Music & Dance 4:30pm-7pm by **Don Sellers**

Want to Include Your Senior Dance?
Email: ComingEvents@spokane.Exchange
Text 509-924-3456 or *Call* Dick Baker, 509-924-2808

GARAGE/ ESTATE SALES & EVENTS

Real Estate MARKETPLACE
Real Estate Marketplace NW, Inc.
Stop by our Booth at Deer Park High School
Visit with Sue Palmer, Jenni Griffin & Kayla Piper!
Play Deer Park Trivia & we'll update you on the 2026 Real Estate Market.
40th KIWANIS DEER PARK WINTERFEST 2026
Watch the 3-on-3 Basketball Tournament!
Sponsored by Mikal Palmer
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www.IBuyOldStuff.com or call for flyer. Also, buying estate contents www.-AbesDiscount.com for details. Fair, honest & baloney free. 509-939-9996 Spokane

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YARD ORNAMENT GOLF BALL CANNON UTILIZING BLACK POWDER
Heavy wall yard ornament golf ball cannon utilizing black powder, heavy wall Shelby tubing, 1.75 golf ball cannon, Pennsylvania Amish Wheels, 3' in diameter. Barrel length is 3', weight is approx. 300lbs, $3500. Please call Ron 509-937-2465 Valley

CASH FOR OLD MILITARY SOUVENIRS, POLICE BADGES & INDIAN
Collector buying: old Indian/ Western items, military items from 1776 wars to Vietnam, old wood decoys, old arrowheads & beadwork, JB Lucas art & Harold Balazs artwork, old railroad & metal signs, old Winchester items & spurs, badges, license plates, military memorabilia souvenirs & flight jackets. Wood working, leather working, & blacksmith tools, old sporting goods of all kinds, old barn motorcycles, antiques, heirlooms, jewelry & coins. Thank you to all Veterans who have served now & in the past! Cash today! 509-484-0160 or my cell 509-979-6737Spokane

PAYING CASH FOR OLD CARS, TRUCKS & RVS
Motorcycles too! Towing available. Reliable service. Call Good Guys Towing, 509-218-2190 Spokane

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KIWANIS WINTER FEST

Deer Park High School
800 S. WEBER ROAD
9:00AM - 4:00PM

EVENT SCHEDULE

7:00am
Vendor Set Up Begins. Email martinphanco@gmail.com for vendor space information.

7:30am - 4pm - Winterfest 3v3 Basketball Tournament Begins
Entry Fee $100/team. Sign up at Playpass.com/DeerParkWinterfest3on3trounament

9:00am-9:30am - WinterFest Chess Tournament Check In Begins (Academic Commons)

9:00am - Hot Chocolate & Cider
Hosted by Civil Air Control

9:00am - 4pm - Art Show & Sale plus Kids Art Activity
by Tri-County Association of the Arts (Aux Gym)

9:00am - 4pm - Craft & Vendor Fair (Aux Gym)

9:00am - 4pm - Kiwanis Children's Book Giveaway
By Deer Park Kiwanis (Commons)

9:00am - 2pm - Lego Contest
in the High School Library. Register & build an entry during the event. All supplies provided by Deer Park Library. Prizes funded by the WinterFest Committee.

10:00am - Opening Ceremony (Commons Stage)
Civil Air Patrol Flag Presentation, Honored Citizen Dr. Miriam Dreewes & Hometown Animal Hospital, Logo Design winner Stacey Lewis, Mayor's Rock, Mayor's Proclamation, Deer Park Kiwanis Club, WinterFest Committee and Local Royalty Introduced.

10:00am - WinterFest Chess Tournament Begins

10:00am - 3pm - Concessions
by Deer Park Key Club & DECA (High School Commons)

10:30am - Pitch and Putt Disc Golf Round 1
Join Northern Reach Disc Golf Club and learn how to play disc golf at Deer Park's new course, Antler Grove. Demo equipment available. (All rounds 1-4) will begin in the HS Commons, after which participants will proceed to the course.)

10:30am - 11:30am - Deer Park Middle School Jazz Band (Commons Stage)

10:30am - 4pm - Children's Craft Activity
hosted by Michaela Teeselink of Daisy & Boots Childrens Boutique (Staff Lounge)

11:00am - 2pm - Snow Art Outdoor Activities
By Deer Park Rotary

11:45am - 12:45pm - Deer Park High School Jazz Band (Commons Stage)

12:00pm - Pitch & Putt Disc Golf Round 2

12:00pm - 3pm - More than a Cake Walk (Aux Gym)

12pm - 3pm - BINGO!
Hosted by Deer Park Music Boosters (Theater)

1pm - 1:30pm - Spokane Public Montessori Middle School Band & Strings (Commons Stage)

1pm - Outhouse Races
Prizes for top 4 teams, Traveling Trophy. Free Registration. Sponsored by State Farm Billy Costello

1:30pm - Pitch and Putt Disc Golf Round 3

1:30pm - 2pm - Sister's Song Studio (Commons Stage)

2pm - 3pm - Wyatt Miller (Local Country Western musician) (Commons Stage)

3pm - Pitch and Putt Disc Golf Round 4

3:15pm - Lego Contest Awards (Commons Stage)

3:30pm - WinterFest Chess Tournament Awards Presentation (Commons Stage)

6pm - 8pm - Family Friendly Dance at the VFW
Free Coffee & Hot Cocoa. Soup Dinner Bar by donation.

The schedule is subject to change.

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Winterfest Committee

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SPOKANE VALLEY CITY COUNCIL | TUESDAY, JANUARY 13, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with the pledge of allegiance and approval of the following amended meeting agenda.

PROCLAMATION

Mayor Padden read a proclamation for Martin Luther King Jr. Day, which was accepted by RaeAnna Victor and Cindy Lundberg of the Daughters of the American Revolution.

General Public Comments

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

ACTION ITEMS

#1 – Consent Agenda

The Council unanimously approved the consent agenda, which included vouchers for paying city expenses and payroll, and minutes from the following Council meetings: Feb. 4, 2025, Feb. 25, 2025, May 27, 2025, June 3, 2025, July 8, 2025, Nov. 18, 2025, Dec. 9, 2025, Dec. 16, 2025, Dec. 23, 2025, and Jan. 6, 2026.

#2 – Proposed Resolution #26-001: Authorization of qualified public depositories the City may conduct financial transactions with, and Councilmembers and City officers with signing authority

Every two years, or as needed to reflect changes in Mayor, Deputy Mayor and longest serving Councilmember, a resolution comes forward to approve who is authorized to sign checks for the City. This resolution will not change the city officers with authority to sign, which are the City Manager, Finance Director and Accounting Manager.

This resolution will give signing authority on behalf of the City to make payments on claims or obligations of the City to Mayor Laura Padden, Deputy Mayor Tim Hattenburg, and Councilmember Ben Wick.

A motion to approve resolution #26-001 passed unanimously.

#3 – Mayoral Appointments: Tourism Promotion Area (TPA) Commission and Lodging Tax Advisory Committee (LTAC)

Per city code, RCW and Bylaws of both committees, members are nominated by the Mayor and confirmed by majority vote of the Council. Staff recapped the process of announcing the vacant positions to the public and the application process.

A motion to confirm the Mayor's nominations of Rustin Hall, Amanda Hoffert to the LTAC for two-year terms and Grant Guinn, Lee Cameron, and Bernadette Crain to the TPA Commission for two-year terms, with all terms to begin Jan. 1, 2026, passed unanimously.

#3a – Mayoral Appointments: Planning Commission

Per city code, RCW and Bylaws of the committees, members are nominated by the Mayor and confirmed by majority vote of the Council. Staff recapped the process of announcing the vacant positions to the public and the application process.

A motion to confirm the Mayor's nominations of Thomas Dingus and Kristopher Pockell to the Planning Commission for three-year terms to begin Jan. 1, 2026, passed with 6 votes in favor and 1 vote against.

#4 – Confirmations of Mayoral Appointments of Councilmembers to Boards and Commissions

Each January, the Mayor makes appointment recommendations for Councilmember participation on various regional and in-house boards and committees. The list of the groups and proposed assignments was presented.

A motion to confirm the Mayoral appointments of Councilmembers to the committees and boards, as listed, passed with 6 votes in favor and 1 vote against.

NON-ACTION ITEMS

#5 – Interlocal Agreement (ILA) for Commute Trip Reduction (CTR)

Per the Washington State CTR law, employers with one hundred or more full-time employees are required to implement a CTR program. The agreement between Spokane County and Spokane Valley allows the CTR program to retain the city's state-issued CTR funds in return for developing, implementing and administering the CTR ordinance and plan for all affected employers within the City of Spokane Valley. There are 17 employers within the city with over 100 full-time employees.

The Council reached consensus to return this item to a future agenda for motion consideration.

#6 – Interlocal Agreement for Broadlinc Public Development Authority (PDA)

The Spokane Regional Broadband Development Authority, Broadlinc, was established in 2022 by the Spokane County Commissioners for the purpose of coordinating with local governments, tribes, public and private organizations, non-profit organizations and utilities to develop strategies and plans for promoting the development of broadband infrastructure to underserved areas of the County. Broadlinc Executive Director Ariane Schmidt spoke about the organization's membership, governance, and the BEAD (Broadband Equity Access and Deployment) program. The Broadlinc is seeking to add representation from Spokane Valley on its Board.

The Council reached consensus to return this item to a future agenda with additional information and for potential motion consideration to approve the draft ILA with Broadlinc.

#7 – Capital Project Grants Review

Staff provided a report on the city's grant applications submitted between 2011 and 2025. Staff outlined the different types of grant funding used for different types of capital projects, and then summarized the city's grant applications success rate, top grant awards, top project awards, and awards by grant program. Since 2011, the City has received $174.8 million in state and federal funding for capital projects.

#8 – Potential Grant Opportunity: BUILD FY26

BUILD (Better Utilizing Investments to Leverage Development) is a program for the U.S. Department of Transportation for various transportation and stormwater projects. Staff reviewed the critical program details such as match amount required, award range, application/award date and obligation date. Staff recommend submitting the Sullivan/Trent Interchange to this call for projects. The engineering and right-of-way phases are fully funded, and construction is planned for 2027-2029, pending funding. The city's request for the BUILD FY26 grant will be $24,959,696.

The Council reached consensus to develop the Sullivan/Trent Interchange application for the BUILD program and return to the Council on Jan. 20, 2026, for a motion consideration authorizing the City Manager to submit the project to BUILD FY26.

#9 – Potential Grant Opportunity: Washington State Freight Mobility Strategic Investment Board (FMSIB)

Staff provided a background of FMSIB goals, program details and funding available. A call for projects was issued late last year with applications due March 6, 2026. To be eligible for funding, a project must be located on or directly to a designated strategic freight corridor. It was noted that FMSIB funds do not require a local match.

Staff recommended the following projects and requested funding amounts:

- Sullivan/Trent Interchange: $8 million
- Barker/I-90 Interchange: $2 million for engineering, $1 million for right-of-way and $7 million for construction
- Argonne/I-90 Interchange: $10 million

The Council reached a consensus to develop the requests in Table 1 and return on Jan. 20, 2026 for a motion consideration authorizing the City Manager to apply for the FMSIB funding opportunity.

#10 – Potential Grant Opportunity: National Highway Freight Program (NHFP)

In November 2025, the Washington State Department of Transportation issued a request for regional priority freight projects for potential funding through the NHFP. This program is for projects that support and strengthen freight movement across the National Highway Freight Network. This program requires a 13.5% local match. Applications must be submitted through Spokane Regional Transportation Council. Staff recommend formal applications for the following projects:

- Sullivan/Trent Interchange: $3 million
- Barker/I-90 Interchange: $2 million

The Council reached a consensus to develop applications Sullivan/Trent Interchange and Barker/I-90 Interchange projects and return on Jan. 20, 2026, with a motion consideration to submit the two staff recommended applications.

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

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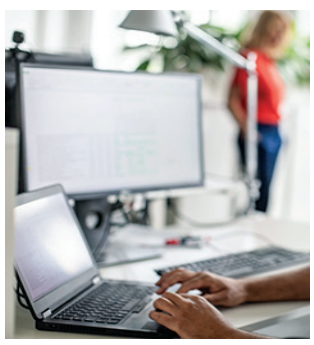

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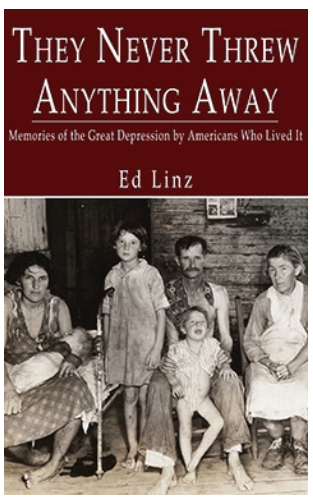

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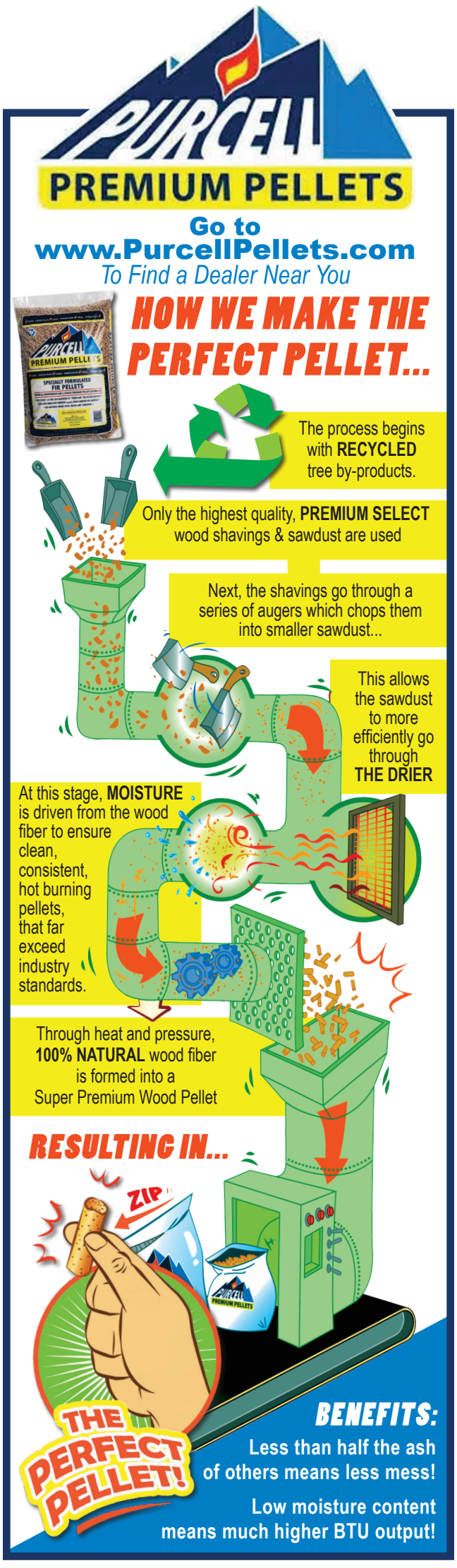
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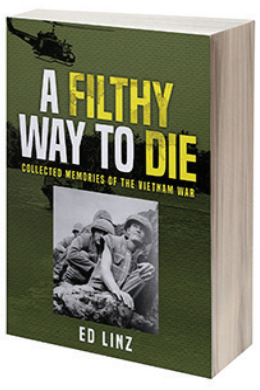

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Vintage slot machines, jukeboxes, advertising signs; Coca Cola machines; service station items (gas pumps & advertising). Also buying 1916 -1985 Washington & Idaho license plates, pairs or singles in good/ fair shape. Call 509-926-9266 or 509-999-9855, dlee40@comcast.net Spokane

Romes • Red & Golden Delicious • Gala
Cortland • Empire • Crispin • Jonathan
APPLES
We Have Squash! **SEASON SEPT-APRIL**
Thacker's Orchard *Spokane Valley*
17015 E. Valleyway (& Flora Rd) • **509-926-7904** • Mon-Sat, 9-5 • Sun, 11-4pm

REVERSE MORTGAGE
A Better Way to Retire! Call 208-762-6887. Local representative, free information. Larry Waters, NMLS #400451. Mutual of Omaha Mortgage, NMLS #1025894. (These materials are not from, or approved by, HUD or FHA. Subject to Credit Approval.) M00MR.1219.23. Equal Housing Lender. Serving Idaho & Washington

AN APPLE A DAY KEEPS THE DOCTOR AWAY!
All apple varieties are now ready at Thacker's Orchard! Romes, Red & Golden Delicious, Empire, Crispin, Jonathan, Gala, Cortland. Beautiful fresh crop, it's time for some apple pie! Thacker's Orchard, 17015 E. Valleyway at Flora, Spokane Valley. Mon-Sat, 9am-5pm; Sunday, 11am-4pm. 509-926-7904

TRIPLE THREAT
SLICK CHICK SMITH
Against the Spread

2025-26 — WILD CARD

USA Today Favorite	spread	USA Today Underdog	SLICK 123-145-4	SMITH 127-141-4	CHICK 123-145-4
LA Rams	10	CAROLINA	U	F	U
CHICAGO	1	Green Bay	F	F	F
Buffalo	1.5	JACKSONVILLE	U	U	F
PHILADELPHIA	4	San Francisco	F	F	F
NEW ENGLAND	3.5	LA Chargers	F	F	F
Houston	3	PITTSBURGH	F	U	U

Apologies to our readers, Triple Threat did not print last week!

LOCAL RAW HONEY IN 1 LB. TO 4 GALLON QUANTITIES
At Chase Honey is so good! Beeswax candles, lip balm, lotion bars, huckleberry & other flavors of honey, creamed honey. Call 509-927-8627 or 509-979-0479 for appointment, 6529 N. Idaho Rd. Newman Lake, WA. www.ChaseHoneyCompany.com You can now find our products at The Great Northwest Vendor Mall & Famous Joe's Vendor Emporium in Spokane

NEED A SECOND FRIDGE OR FREEZER?
Go see Low Cost Appliances! We have fridges, freezers, washers & dryers, everything is warrantied! Lowest prices in Spokane! Fridges start at $250, Ranges, $199, great selection. Delivery available, family owned since 1999. 3405 E. Sprague, Spokane. 509-534-2896

IF YOU KNOW A BLIND OR LEGALLY BLIND PERSON, HAVE THEM COME
Join us at Day Out For The Blind. We are looking for blind or legally blind folks in our area. Our purpose is to help enhance the quality of life for the blind & the legally blind, we offer transportation to & from our facility, within set boundaries. We meet from 9:30am to 1pm every Friday. Come & meet new people! We have dancing with a live band, birthdays are celebrated once a month, lunch is served twice a month, otherwise bring a sack lunch. We play bingo for the blind after lunch, no membership dues. For more information, please call 509-484-8082 Spokane

WANTED ELECTRONIC DRUM TECHNICIAN
I bought a TD17KVX Roland drum set. I need assistance to fine tune. I will compensate for helping me set up and program. Call Joe 509-447-5594

DO YOU HAVE A CAR THAT IS IN YOUR WAY?
Don't know what to do with your vehicle that does not run? Give us a call & we will tow it away! We handle all the paperwork & in some cases we will pay you for your car. (If your neighbor has an eyesore car that is bugging you, give him this ad) AA-Aces Towing & Vehicle Removal 509-475-5387 www.AA-AcesTowing.com

LEGAL NOTICES

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
BARBARA J. OBDE,
Deceased.
NO. 26400046-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026.
/s/ SCOTT BOWKER
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate of
Barbara J. Obde
West 720 Boone, Suite 200
Spokane, WA 99201

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
WILLIAM HOWARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN C. HOWARD, DECEASED,
Plaintiff,
V.
HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE,
Defendants,
NO: 25-2-06233-32
SUMMONS BY PUBLICATION**

The State of Washington to the said: HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE.
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 15 day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, and serve a copy of your answer upon the undersigned attorney for plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.
DATED this 12th day of January, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
alissa@grlawspokane.com
Date of Publications: 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26, 2/19/26

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
PATRICK FANNIN, an individual,
Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
COMPLAINT TO QUIET TITLE, EJECTMENT AND WRIT OF ASSISTANCE**

COMES NOW, the above-named Plaintiff, Patrick K. Fannin, for cause of action against the Defendants complains and alleges as follows (note Plaintiff is admitted to practice law before this Court, Washington License, No. 28191, but appears herein pro se):

I. JURISDICTION AND VENUE

1.1 This Court has jurisdiction over this action pursuant to RCW 7.28.010; CR 70.
1.2 Venue is proper in this Court because the real property and present occupant that are the subjects of this action are located and residing in Spokane County, Washington pursuant to RCW 4.12.010(1).

II. PARTIES

2.1 Plaintiff, Patrick Fannin, claims the sole ownership interest in and right to occupy and possess the real property described herein.
2.2 Defendant, Diane Richards, is an individual who at all times relevant hereto was a resident of Spokane County, upon information and belief, presently occupying the subject real estate despite notice to vacate and may claim, unsupported by law or fact, an interest in the real property described herein.
2.3 Pursuant to CR 10(a)(2), Defendant John Doe Richards is a fictitious name for any statutory or common law spouse of Diane Richards, who may claim an interest, directly or through a marital or community rights. Plaintiff is presently unaware of John Doe Richard's true identity or existence and will amend the complaint to reflect the correct name when it becomes known.
2.4 Plaintiff is unaware of any other persons or parties claiming an interest in or occupying the property described herein. Still, Plaintiff names as defendants all other unknown owners, occupants and unknown claimants, their heirs, successors, devisees, and assigns or any other person or entity claiming any title, right, interest or equity in the real property described herein, pursuant to RCW 4.28.150.

III. FACTS

3.1 The real property (hereinafter "Property") that is the subject of this action is located in Spokane County, Washington, and is legally described as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
3.2 One or more Defendants failed to pay property taxes for one or more tax years, resulting in delinquency exceeding three years.
3.3 A statutory tax lien attached to the property under RCW 84.60.010 and Spokane County issued and filed a Certificate of Delinquency pursuant to RCW 84.64.050.
3.4 Spokane County commenced a tax foreclosure action in Spokane County Superior Court pursuant to RCW 84.64.050.
3.5 Defendants, including Diane Richards, was provided notice of the foreclosure action as required by RCW 84.64.050, including service and/or publication reasonably calculated to apprise interested parties.
3.6 One or more Defendants had the statutory right to redeem the property prior to the foreclosure sale by paying all delinquent taxes, interests, penalties, and costs.
3.7 Defendant failed to redeem the property prior to the tax foreclosure sale on December 9, 2025.
3.8 Spokane Superior Court entered judgment foreclosing the tax lien and authorizing sale of the property.
3.9 The property was offered for sale at a duly noticed public tax foreclosure auction conducted by the Spokane County Treasurer pursuant to RCW 84.64.080.
3.10 On or about December 9, 2025, Plaintiff was the successful bidder at Spokane County real property tax auction.
3.11 Plaintiff promptly paid the winning bid amount and required costs and thereby acquired title in and to the Property pursuant to RCW 84.64.080(4).
3.12 As the high bidder, pursuant to RCW 84.64.080 Plaintiff has claimed ownership of the subject property since about December 9, 2025, and thus the Spokane County Treasurer has or must execute and deliver a Treasurer's Deed to Plaintiff pursuant to 84.64.080(11).
3.13 All right, title, interest, and estate of all Defendants were foreclosed and extinguished by the tax foreclosure judgment and sale.
3.14 The Treasurer's Deed constitutes prima facie evidence of Plaintiff's ownership and the regularity of the tax foreclosure proceedings under **RCW 84.64.180.**
3.15 Defendants have no post-sale right of redemption under **RCW 84.64.070.**
3.16 No Defendant is a minor or legally incompetent person entitled to extended redemption.
3.17 Despite the tax foreclosure and issuance of the Treasurer's Deed, Defendants assert or may assert a claim adverse to Plaintiff's title.
3.18 Defendants' claim(s) or threat of claim constitutes a cloud on Plaintiff's title that impairs marketability.
3.19 Plaintiff is the owner in fee simple (or other specified estate) of the property.
3.20 Plaintiff's title is superior to any claim by any Defendant.
3.21 Plaintiff is entitled to a decree quieting title under **RCW 7.28.010.**
3.22 Plaintiff is entitled to sole possession, the ejectment of any Defendant occupying the property, including Diane Richards, and Writ of Assistance pursuant to law, equity and Court Rule of Civil Procedure 70.

IV. REQUEST FOR RELIEF

WHEREFORE, Plaintiff prays for judgment against the Defendants and all persons claiming by, through or under them, as follows:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
4.1 That Plaintiff receive quiet title to the subject property as against the Defendants as of December 9, 2025.
4.2 That all claims of any of the Defendants, in or to said described real property is illegal and void and that said Defendants have no right, title, interest, possessory right or estate in or to the subject property, or any part thereof;
4.3 That Defendants and all person claiming by, through or under them be forever enjoined and barred from interfering with the quiet use, possession and title of the subject property in and to the Plaintiff;
4.4 That in the event this Complaint is contested, for an award of attorney fees and costs;
4.5 Order of Ejectment against all Defendants including Defendant Diane Richards thereby ejecting the same from the property and that the Plaintiff be restored to possession;
4.6 Issuance of a writ of assistance removing Defendant from possession; and
4.7 For such other and further relief as the Court deems just and equitable.
Dated this 29th day of December, 2025.
PATRICK K. FANNIN,
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

LEGAL NOTICES

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 24807 E. Trent Ave SPC 32, Newman Lake, WA 99025-9711, will take place on **January 15, 2026, at 9:00 A.M.** at the following address:

Sunny Vista Mobile Home Park
24807 E. Trent Ave SPC 32
Newman Lake, WA 99025-9711

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.

Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 35312 N Newport Hwy #209, Chattaroy, WA 99003- 9797, will take place on **January 30, 2026, at 9:00 A.M.** at the following address:

Rustic Ridge
35312 N Newport Hwy #209,
Chattaroy, WA 99003-9797

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.

Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 500 E. Campbell Street Trlr #42, Medical Lake WA 99022, will take place on **January 30, 2026, at 9:00 A.M.** at the following address:

Whispering Pines Community LLC
500 E. Campbell Street Trlr #42,
Medical Lake, WA 99022

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.

Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **Friday, February 13, 2026, at the hour of 10:00 o'clock a.m. at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99260, State of Washington,** sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Parcel A:
Lots 3 and 4, Block 70, amended plat of part of CENTRAL ADDITION to Spokane Falls, as per plat recorded In Volume "B" of Plats, Page 63;
Also, that vacated portion of Victoria Street (now Division Street) lying East of said lots and described as follows:
Beginning at the Northeast comer of said Lot 3;
Thence East along the extended North line of said Lot A, distance of 10 feet;
Thence South parallel with the East line of said Lots 3 and 4 to the extended South line of said Lot 4;
Thence West along said line to the Southeast comer of said Lot 4;
Thence North along the East line of said Lots 4 and 3 to the Place of Beginning;
Situate in the City of Spokane, County of Spokane, State of Washington,

Parcel B:
Lot 5, Block 70, amended plat of part of CENTRAL ADDITION to Spokane Falls, as per plat recorded In Volume "B" of Plats, Page 63;
And that portion of the vacated West 10 feet of Division Street adjacent to and abutting said lots on the East as vacated by ordinance no. 564 on April 1, 1891;
Situate in the City of Spokane, County of Spokane, State of Washington.

Parcel C:
Lots 6 and 7, Block 70, amended plat of part of CENTRAL ADDITION TO Spokane Falls, according to plat recorded In Volume "B" of Plats, Page 63, in the City of Spokane; Spokane County, Washington;
Together with that portion of vacated 10 feet of street adjoining said lots on the East.

Parcel D:
Lot 8, Block 70, amended plat of part of CENTRAL ADDITION to Spokane Falls, according to plat recorded In Volume "B" of Plats, Page 63, in the City of Spokane, Spokane County,. Washington;
Together with that portion of vacated 10 feet of street adjoining said lots on the East.

Property Addresses:
1101 N. Division Street, Spokane, WA 99202
1039 N. Division Street, Spokane, WA 99202
1029 N. Division Street, Spokane, WA 99202
1023 N. Division Street, Spokane, WA 99202

Spokane County Tax Parcel ID Nos.: 35181.1402
35181.1403
35181.1404 and,
35181.1405

which is subject to that certain Deed of Trust dated April 28, 2025, and recorded April 29, 2025, under recording number 7412857, records of Spokane County, Washington, between CORNERSTONE EQUITIES, LLC, whose address is P.O. BOX 8262, SPOKANE, WA 99203, as "Grantor"; FORD & MORTENSEN, P.S., whose address is 320 S. SULLIVAN RD., SPOKANE, WA 99037 as "Trustee"; and, CRESCENT HEIGHTS CAPITAL, LLC, whose address is 427 W. SINTO, STE. 100, SPOKANE, WA 99201, as "Beneficiary".

II.

No action commenced by the Beneficiaries of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The default(s) for which this foreclosure is made is/are as follows:
Failure to pay when due the following amounts which are now in arrears:
The said Beneficiary alleges you are in default for failure to pay the following past due amounts, which are in arrears:
Accrued and Unpaid Monthly Payments: $96,470.28
(Six (6) monthly payments of $16,078.38)
Accrued and Unpaid Late Charges: $22,440.00
(Through November 10, 2025)
TOTAL ACCRUED AND UNPAID MONTHLY PAYMENTS AND LATE CHARGES: $118,910.28
3. OTHER CHARGES, COSTS AND FEES:
In addition to the amounts specified above, you are or may be obligated to pay the following charges incurred by the Beneficiaries:

a. Trustee's Sale Guarantee: $3,469.38
b. Service/posting Notice of Default: $120.00
c. Postage Notice of Default: $20.36
d. Postage Assignment of Rents: $31.24
e. Recording Appointment Successor Trustee: $302.00
e. Recording Notice of Trustee's Sale: $309.50
f. Service/posting Notice of Trustee's Sale (Est): $120.00
g. Postage Notice of Trustee's Sale (Est): $25.00
h. Publishing Notice of Trustee's Sale (Est): $1,000.00
i. Lender Foreclosure Fee: $1,000.00
j. Attorney fees: $2,700.00
Notice of Default: $600.00
Notice (Assignment of Rents): $400.00
Correspondence (Assignment of Rents): $300.00
Appointment Successor Trustee: $200.00
Notice of Foreclosure - $600.00
Notice of Trustee's Sale: $600.00
k. Forced-Place Insurance (Estimated): $1,500.00
l. Escrow Fees: $926.50
TOTAL CHARGES, COSTS AND FEES: $11,523.98
TOTAL ACCRUED AND UNPAID MONTHLY PAYMENTS, LATE CHARGES AND FEES: $130,403.02

IV.

The sum owing on the obligation secured by the Deed of Trust is principal of $900,000.00, together with accrued and unpaid interest and late charges as in the note or other instrument provided, from May 1, 2025, and such other costs and fees as are due under the note or other instrument secured, and/or as are provided by statute.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **February 13, 2026.** The default(s) referred to in paragraph III must be cured by **February 2, 2026** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **February 2, 2026,** (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after February 2, 2026, (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:
Name Address
CORNERSTONE EQUITIES, LLC
P.O. BOX 8262
ATTN: KEITH SCRIBNER, MEMBER SPOKANE, WA 99201
KEITH SCRIBNER, GUARANTOR
P.O. BOX 8262
SPOKANE, WA 99201
by both first class and certified mail on **September 10, 2025**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on **September 11, 2025**, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII.

The Trustee whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: November 10, 2025.

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

/s/ Kyle W. Nolte
Kyle W. Nolte, Trustee
Stamper Rubens, P.S.
720 West Boone, Suite 200
Spokane, WA 99201
(509) 326-4800

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
GLEN DOUGLAS EMERY AND KAREN A. EMERY,
Deceased.
NO. 25-4-02441-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedents must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedents' probate and nonprobate assets.

Date of First Publication:
January 15, 2026
Personal Representative:
Christopher Alexander Faydo
Attorney for the Personal Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02441-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
RICHARD ALOYSIUS AKRE, SR.,
Deceased.
No. 25-4-02500-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The person named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
January 15, 2026
Personal Representative:
Kathleen Marie Denbroder
Attorney for the Personal Representative:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02500-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1020231-RM** Title Order No.: **250423427-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 5937086** Parcel Number(s): **36191.1119** Grantor(s) for Recording Purposes under RCW 65.04.015: **JAMES H PANKNIN, AN UNMARRIED INDIVIDUAL** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **NewRez LLC d/b/a Shellpoint Mortgage Servicing** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **NewRez LLC, d/b/a Shellpoint Mortgage Servicing** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **1/23/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 2 IN BLOCK 3 OF HALE'S SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4 OF PLATS AT PAGE(S) 91, IN SPOKANE COUNTY, WASHINGTON.** More commonly known as: **9305 N WASHINGTON ST, SPOKANE, WA 99218** Subject to that certain Deed of Trust dated **9/20/2010,** recorded **9/27/2010,** under **Instrument No. 5937086** records of **SPOKANE** County, **Washington**, from **JAMES H PANKNIN, AN UNMARRIED INDIVIDUAL**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR HOMESTREET BANK, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **NewRez LLC d/b/a Shellpoint Mortgage Servicing**, the Beneficiary, under an assignment recorded under Auditors File Number **7241280** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$10,706.23**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$114,031.01**, together with interest as provided in the Note from **1/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **1/23/2026**. The defaults referred to in Paragraph III must be cured by **1/12/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **1/12/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **1/12/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/13/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1020231-RM. Dated: 9/17/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1020231-RM Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0250433 12/25/2025 1/15/2026

LEGAL NOTICES

SUPERIOR COURT STATE OF WASHINGTON COUNTY OF SPOKANE
BONNIE ROGERS,
a single individual, Plaintiff,
vs.
HOWARD HOEFS,
a single individual, Defendant,
No. 25-3-01963-32
SUMMONS

THE STATE OF WASHINGTON, COUNTY OF SPOKANE, to the above named Defendant: A lawsuit has been started against you in the above-entitled Court by **BONNIE ROGERS.** Plaintiff's claim is stated in the written Complaint, a copy of which is served upon you with this Summons.

In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and serve a copy upon the undersigned attorney for Plaintiff within 20 days after the service of this Summons, excluding the day of service, if served within the State of Washington, or within 60 days if this summons was served outside the State of Washington, or within 60 days of the date of the first publication of this summons, or a default judgment may be entered against you without notice. A default judgment is one where Plaintiff is entitled to what she asks for because you have not responded. If you serve a notice of appearance on the undersigned attorney, you are entitled to notice before a default judgement is entered.

You may demand that the Plaintiff file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the Plaintiff. Within 14 days after you serve the demand, the Plaintiff, must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.

DATED this 8th day of October, 2025.
/s/ DALE L. RUSSELL,
WSBA #07941
Attorney for Plaintiff
206 W. First Street
P.O. Box 1225
Deer Park, Washington 99006-1225
Date of Publications: 12/11/25, 12/18/25, 12/25/25, 1/1/26, 1/8/26, 1/15/26

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 21725 E. Wellesley Ave, Lot #43, Otis Orchard, WA 99027, will take place on **January 15, 2025, at 3:30 P.M.** at the following address:
Bona Vista Manufactured Home Park
21725 E. Wellesley Ave, Lot #43
Otis Orchard, WA 99027

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.

Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of:
RONALD R. DELUCA,
Deceased.
No. 26-4-00017-32
NOTICE TO CREDITORS

The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Representative or on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred.

DATE OF FILING NOTICE TO CREDITORS with the Clerk of the Court: January 7, 2026
DATE OF FIRST PUBLICATION: January 15, 2026
/s/ MICHAEL A. DELUCA
Personal Representative
Address: 12425 W. Meadow View Ln
Nine Mile Falls, WA 99026
Date of Publications: 1/15/26, 1/22/26, 1/29/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
PATRICK FANNIN, an individual,
Plaintiff,
vs.
DIANE RICHARDS, an individual; JOHN DOE RICHARDS, her husband, and their marital community, if any; and UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Heirs, Successors, Devisees and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located in the County of Spokane, State of Washington to wit:
LOT 22, BLOCK 4, ALAMO PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME "J" OF PLATS, PAGE 18, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
Tax Parcel ID No. 35324.0421
Defendants.
Case No. 25-2-06341-32
SUMMONS BY PUBLICATION

The State of Washington to the said UNKNOWN OCCUPANTS, OWNERS and UNKNOWN CLAIMANTS, Their Successors, Devisees, and Assigns or any other Person or Entity Claiming any Title, Right, Interest or Equity in the Following Described Property Located at 811 E. 38th Ave., Spokane, Washington, and as described in the caption of this action.

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 8th day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of plaintiff Patrick Fannin, and serve a copy of your answer upon plaintiff Patrick Fannin, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This action seeks to quiet title and for ejectment regarding the real property described herein and in the caption of this action, and to determine the rights, title, and interests of any person claiming an interest in the property.

Address to Serve Plaintiff:
Patrick Fannin
1312 North Monroe
Spokane, Washington 99201
Dated this 6th day of January, 2026.
/s/ PATRICK K. FANNIN
WSBA No. 28191
Pro Se
Date of Publications: 1/8/26, 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
ASHLEY SKYE LANE,
Deceased.
No. 25-4-02624-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

ANGELA J. LANE has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: January 8, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA, WSBA #5773
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

PUBLIC NOTICE:

TowerCo 2013, LLC proposes to construct a 170-foot self-support tower (with appurtenances) located at 31 Railroad Ave, Orient WA 99160, Ferry County (N 48-51-45.81, W 118-12-37.46). Not Lit . The Federal Communications Commission (FCC) Antenna Structure Registration (ASR) filing number is A1323392. We invite your comments pertaining to the effect of the proposed tower on historic properties. Please submit comments within 30 days to Amy Perrine c/o MartinEnviro at 3830 Crown Point Road Suite F, Jacksonville, FL 32257, aperrine@martinenviro.com, or call (904) 737-1034.
Date of Publication: 1/15/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In Re the Estate of:
KERRY COLLEEN BROWN,
Deceased.
No. 25-4-02558-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The person named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: January 15, 2026
Administrator: KiAnn Nassauer
Attorney for the Administrator:
Katharine Elizabeth Tate, WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 25-4-02558-32
Dates of Publication: 1/15/26, 1/22/26, 1/29/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1019611-BB** Title Order No.: **01-25039429** Reference Number of Deed of Trust: **Instrument No. 7161677** Parcel Number(s): **35052.3807** Grantor(s) for Recording Purposes under RCW 65.04.015: **KRIS REEVES AND MICHELLE D. SEEFRIED, A MARRIED COUPLE AND MIKE SEEFRIED, AN UNMARRIED MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Sunflower Bank, N.A.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **1/23/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 7 IN BLOCK 74 OF LIDGERWOOD PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 124; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **128 E GARLAND AVE, SPOKANE, WA 99207-1722** Subject to that certain Deed of Trust dated **12/14/2021,** recorded **12/15/2021,** under **Instrument No. 7161677** records of **SPOKANE** County, **Washington**, from **KRIS REEVES AND MICHELLE D. SEEFRIED, A MARRIED COUPLE AND MIKE SEEFRIED, AN UNMARRIED MAN**, as grantor(s), to **WFG NATIONAL TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7328590** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$14,394.14**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$184,336.43**, together with interest as provided in the Note from **1/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **1/23/2026**. The defaults referred to in Paragraph III must be cured by **1/12/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **1/12/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **1/12/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/1/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US

The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1019611-BB. Dated: 9/5/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1019611-BB Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0250240 12/25/2025 1/15/2026

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JAMES F. O'CONNELL,
Deceased.
NO. 25402615-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: January 8, 2026
JAMES C. O'CONNELL
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GERALD MITCHELL TURK,
Deceased.
NO. 25402571-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: January 15, 2026.
/s/ DONA MARIE TURK
Presented By:
STAMPER RUBENS, P.S.
/s/ STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate GERALD MITCHELL TURK
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
WILLIAM C. NICHOLS,
Deceased.
No. 26-4-00026-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

AMBER LYNN NICHOLS has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: January 15, 2026
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

LEGAL NOTICES

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1018898-BB** Title Order No.: **250386115-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 6323572** Parcel Number(s): **36311.3910** Grantor(s) for Recording Purposes under RCW 65.04.015: **MELISSA LYNN PARKER F/K/A MELISSA LYNN GODLEY AND JOSHUA PARKER WIFE AND HUSBAND** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **SELECT PORTFOLIO SERVICING, INC.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Select Portfolio Servicing, Inc.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **1/23/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **THE WEST 64 FEET OF LOT 13 AND THE EAST 15 FEET OF LOT 14 IN BLOCK 7 OF FRANKLIN PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "W" OF PLATS, PAGE 50; SITUATE IN SPOKANE COUNTY, WASHINGTON.** More commonly known as: **228 W NEBRASKA AVE, SPOKANE, WA 99205-6248** Subject to that certain Deed of Trust dated **7/29/2014,** recorded **8/4/2014,** under **Instrument No. 6323572** records of **SPOKANE** County, **Washington**, from **MELISSA LYNN PARKER F/K/A MELISSA LYNN GODLEY AND JOSHUA PARKER WIFE AND HUSBAND**, as grantor(s), to **QUALITY LOAN SERVICE CORP OF WASHINGTON**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **SELECT PORTFOLIO SERVICING, INC.**, the Beneficiary, under an assignment recorded under Auditors File Number **7370473.** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$21,628.97**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$182,717.82**, together with interest as provided in the Note from **7/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **1/23/2026**. The defaults referred to in Paragraph III must be cured by **1/12/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **1/12/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **1/12/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/4/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1018898-BB. Dated: 9/8/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1018898-BB Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0250262 12/25/2025 1/15/2026

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
ROBERT E. KELLER,
a single person,
Plaintiff,
v.
1. ALVIN T. PAULSEN,
a single person;
2. MICHELLE R. MARTINEZ,
a single person; and,
3. ALL OTHER PERSONS
CLAIMING ANY RIGHT TITLE OR
INTEREST IN OR TO THE REAL
PROPERTY DESCRIBED HEREIN;
Defendants.
NO. 25-2-05200-32
SUMMONS**

The State of Washington to the said Defendants, ALVIN T. PAULSEN and MICHELLE R. MARTINEZ to this Action:
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 24th day of December 2025, and defend the above-entitled action in the above entitled court, and answer the complaint of the Plaintiff ROBERT E. KELLER, and serve a copy of your answer upon the undersigned attorney for Plaintiff, KYLE W. NOLTE, at his office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. In the above-entitled action, Plaintiff is seeking to quiet title to the real property located at 1644 E Longfellow Ave., Spokane, WA 99207.
STAMPER, RUBENS, P.S.
BY: /s/ Kyle W. Nolte
KYLE W. NOLTE, WSBA #27073
Attorney for Plaintiff
720 W. Boone Ave., Ste. 200
Spokane, WA 99201
(509) 326-4800
Date of Publications: 12/24/25, 1/1/26, 1/8/26, 1/15/26, 1/22/26, 1/29/26

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estates of:
RENEE M. BIES,
aka RENEE M. MCDANIEL,
Deceased.
No. 25-4-02218-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

Glen F. Engelhardt has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
JANUARY 15, 2026**
Attorney for Personal
Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of…
KATHLEEN JOLLEY FOX,
Deceased.
No. 25-4-02565-32
NOTICE TO CREDITORS**

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.
DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 12/31/25
DATE OF FIRST PUBLICATION:
January 15, 2026
JESSE K FOX
Personal Representative of said Estate
Address: 25051 E Stonecrest Ct
Liberty Lake WA 99019
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
KELLI RENEE BESELER,
Deceased.
No. 26-4-00050-32
AMENDED PROBATE NOTICE
TO CREDITORS (RCW 11.40.030)**

KENDRA E. BESELER has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
January 15, 2026**
Attorney for Personal
Representative:
RICHARD W. PEREDNIA, WSBA #5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
MICHELLE LOUISE HALL,
Deceased.
NO. 26400018-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Co-Administrators named below have been appointed as Co-Administrators of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Administrators or the Co-Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026
/s/ DON W. HALL
/s/ LAURINDA J. DANNER
Presented by:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA # 12239
Attorney for Estate

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
GARRY RAY THIRINGER,
Deceased.
No. 25-4-02298-32
NOTICE TO CREDITORS**

The Personal Representative named below have been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney, at the address stated below, a copy of the claim and filing the original of the claim with the Spokane County Superior Court, 1116 W. Broadway, Spokane, WA 99260-0350. The claim must be presented within the later of: (1) thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and non-probate assets.
**DATE OF FIRST PUBLICATION:
January 8, 2026**
**Personal Representative:
KARL SCHOONOVER
ATTORNEY FOR PERSONAL REP.:
SCOTT S. STREED
ADDRESS FOR MAILING OR
SERVICE: 620 N ARGONNE, #B
Spokane, WA 99212
Date of Publications: 1/8/26, 1/15/26, 1/22/26**

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
LINDA K. DAVI,
Deceased.
NO. 25402616-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 8, 2026
/s/ JEANINE L. DAVI
Presented By:
STAMPER RUBENS, P.S.
/s/ ANALESE VICKERMAN
WSBA 61050
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JANET N. MANTZ,
Deceased.
NO. 26400045-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
January 15, 2026
/s/ ANN MARIE MANTZ
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**PROBATES? SUMMONS?
NOTICE TO CREDITORS?**
Let Us Help You With Your Spokane County LEGAL ADS!
YOU CAN'T BEAT OUR PRICES!
$1.21 PER LINE 1ST INSERTION | **$1.13** PER LINE ADDT'L INSERTIONS
For more information:
Legals@Spokane.Exchange
509-922-3456 | 800-326-2223 | Fax 509-455-7940
*Publication Date: Thursdays
Deadline: Tuesdays 4pm*
the Exchange

DOGS

FEMALE BLUE HEELER MIX READY FOR HER FOREVER HOME
This 35lb bundle of joy has made a full recovery from a broken humerus & is now ready to leap into the heart of her forever family! She is about 1-1/2 years old, & full of fun, play & personality. She does well with other calm dogs who don't get up in her face & is fine with cats. She loves her toys & has 100% Heeler personality & traits, she would do well in a home without small children. Elsa is fully vaccinated, dewormed, spayed & micro-chipped, her adoption fee is $200. Are you ready to add some sparkle & spunk in your life? Elsa's your gal! You can see more pictures of Elsa on our website, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

GREAT DANE PUPPIES
Purebred, fawn, dapple & black, ready end of February, $300 deposit to hold, $1000 each. For pictures text, 509-440-3555 Medical Lake

CHIHUAHUA PUPPIES
Males & females, can send pictures, first shots & deworming. Call for more information, 208-660-6235 or 208-699-0557 Rathdrum

PUGS
4 female & 2 male ready for their forever home, they are playful, friendly & loving pets! $500. Please contact us at 541-561-8815

POMERANIANS
2 male available for their forever homes, first rounds of vaccines & dewormed, super playful & energetic, parents on site. $300. Call/text 509-830-5239 or 509-830-5136, Granger

POCKET/XL BULLY
4 adorable puppies available, going on 4 months old, these babies are waiting for their forever homes! Asking $500. For more information, contact Vivianna 509-975-4111, Tri-Cities

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org

MINIATURE PINSCHER/ DACHSHUND PUPPIES
Adorable, sweet, precious & smart. Come with first round of shots, deworming, ready January 25, two males & two females left, $1000 each, $300 deposit to hold. Call or text, 509-991-9819 Spokane

BASSET PUPPIES
Gentle, sweet, wonderful companions, male & female available, first shots, healthy & happy, ready now, call for details. 509-675-1767 Spokane

TWO YEAR OLD AUSTRALIAN SHEPHERD
Also five year old German Shepherd Labrador, both great family pets, two year old is not fixed but all shots, 5 year old is fixed. Our teens don't have time for them. If interested contact Julie, 509-869-3123 Deer Park

BERNESE MOUNTAIN DOG PUPPIES
Born December 5, mom & dad on site, two males, first shots, dewormed & dewclaws done, $1500. Call or text, 509-370-7799 Otis Orchards

GOLDEN RETRIEVER PUPPIES
Seven available, ready for homes January 25, three females & four males, $900. 509-842-4619 Nine Mile Falls

DORKIE PUPPY
Hypoallergenic, pee pad trained, $500. Gabe, 575-496-0403 Coeur d'Alene

TWO MALE AKC GOLDEN MIX ENGLISH CREAM PUPPIES
First shots & dewormed, pad trained, $1000. 509-760-6525 Moses Lake

BICHON POODLES
Beautiful males & females available for their forever homes now, 100% hypoallergenic & non-shedding dam is white mini Poodle with natural short tail, sire is Bichon Poodle, will be vaccinated, dewormed, care package included. $900. Deposits accepted. Willing to drive 1 hour to meet. Call/text 509-515-6997, Granger

YORKIE TERRIER PUPPIES
Need loving homes, mom is 8lbs & dad is 6lbs, vaccinations & deworming up to date, well socialized, two males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-720-9180 or 509-828-7042 Spokane Valley

BIEWER TERRIER PUPPIES
Born June 28, AKC registered, vet check, deworming & vaccines up to date. Males, $750. Texts please, 509-666-9794 Spokane Valley

PUREBRED KOMONDOR PUPPIES
Rare breed, genetic health tested, current on shots, great companion, family or farm dog, asking $1,000. Call landline 208-476-5760 or email katedwire@gmail.com

AKC MALE SHIH TZU
First shot & dewormed, $1800. 509-961-0154, Yakima

AKC BOXER PUPPIES
I have three females left & six males looking for new adventures. Tails & dewclaws have been done as well as first shots. Very sweet & socialized, sealed & white, brindles, brindle & white & two whites. Parents on site. Call Jennifer 208-704-6371 Chewelah

Alliance of
THERAPY DOGS
Is Looking for Therapy Dogs in This Area!
IS YOUR DOG
• Friendly & Sociable?
• Bring Joy to Both Young & Old People?
There is a huge need in this area for Therapy Dogs to visit medical facilities, retirement homes, hospice care, etc.
It's a great way to spend time with your dog & give back to your community. Your dog does NOT NEED to have ANY Special Obedience Training, or Therapy Dog Training.
WE TEST YOU & YOUR DOG AT NO CHARGE!
Please visit our webpage for information, and to apply
www.TherapyDogs.com

Do you have a **spare room, bathroom, & kitchen space** *available in your home you could offer to a* **cancer patient.** *No care, food or transportation needed from the host.*

BECAUSE THERE IS HOPE IS LOOKING FOR HOST HOMES IN THE SPOKANE AREA

We provide hope, healing & a safe haven for those touched by cancer & we are currently looking to add to our host homes!

We work with treatment facility patient navigators to provide free accommodations in host homes for adults being treated for cancer in the area.

We also offer Visa cards for gas & other expenses.

Because There Is Hope

509-435-2143 | www.BecauseThereIsHope.org

509-922-3456

LIFE LINE SCREENING
The Power of Prevention

Peace of Mind or Early Detection

Now, More than ever, it's important to get screened for Stroke and Cardiovascular Disease Risk

It's simple and painless.

833-970-4172

CORGI PUPPIES
Will be 8 weeks old around January 20, tails & dewclaws done, will be started on puppy shots. Females, $800; males, $700. MaryJo, 509-641-0200 Keller

AKC PEMBROKE WELSH CORGIS
Tri boys, & sable boys, ready for forever homes, shots & deworming, $800. I'm willing to travel some, for information call or text, 208-791-1426 Weippe

AKC WIREHAIRED POINTING GRIFFON
One male, 7 months, obedience trained to heel & sit, housebroken, great coat, non-shed, hunting with parents, calm & quiet, $1500. Call 541-805-4607

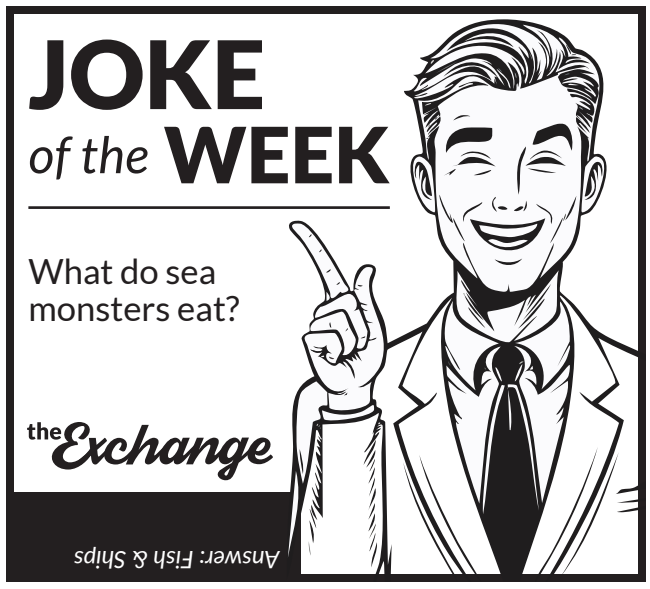
YORKIE-CAIRN TERRIER PUPPIES
Seven available, both females & males. Tricolor, cream & black. Hypoallergenic, first & second shots. Available now, $350. 509-558-0057 Springdale

AKC REG. YORKSHIRE TERRIER PUPPIES
One female, two males, tiny & adorable puppies born September 1, non-shedding, hypoallergenic, docked tails, waiting to be your loving companion, first shots, dewormed, family friendly. Please text 509-957-5113 or 509-991-9079 Spokane

THE EXCHANGE IS PROUD TO ASSIST
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

AKC GOLDEN RETRIEVER PUPPIES
Available for reservation, first shots & deworming, $750 each. Call or text for more information, 509-994-1632 Spokane area

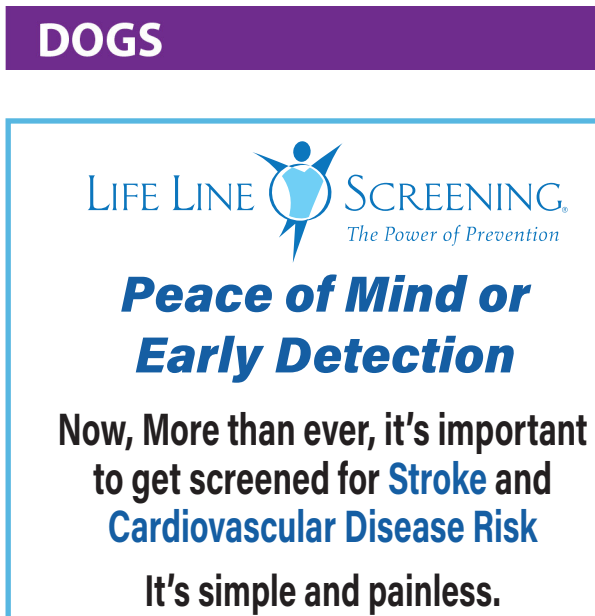
SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266



AKC MALE SHIH TZU
First shot & dewormed, $1800. 509-961-0154, Yakima

GERMAN SHEPHERD PUPPIES
No papers, 12 weeks old, vaccinated, $300. 509-294-4993 Spokane

AKBASH PYRENEES PUPPIES
Livestock guardian puppies, first shots, ready for homes, $150. Will meet for delivery. 509-779-4445 Curlew



CREATURE FEATURE

MINIATURE DONKEYS

Miniature Donkeys have been in the United States since the 1920s, but their popularity has skyrocketed recently. Donkeys have a reputation for being stubborn, but this is likely a result of their high intelligence and their outstanding memories! In fact, the Miniature Donkey makes an affectionate, loyal and hilarious pet that does great with both other animals and children!

LIFE SPAN: Approx. 25-35 Years

ADULT SIZE: Approx. 35" Tall

DIET: Quality Grass Hay, Grain & Commercial Pellet Food

HOW MANY: Best in Groups/Pairs

DIFFICULTY:

SET-UP — Moderate

CARE ROUTINE — Moderate

COST OF UPKEEP — Moderate

AVAILABILITY — Moderate

HABITAT:
Miniature Donkeys require about as much space as a large goat or dog, and considering they do best with companions, you'll want to make sure that you have a large pasture area.

NECESSITIES:
- Securely Fenced Pasture Area
- Shed, Barn or Other Shelter with a Roof for Shade & Protection from the Weather
- Wood Shavings or Straw Bedding
- Hay Rack, Grain Dish & Large Water Dish

ACCESSORIES:
- Horse Balls, Boxes, Dirt Mounds, Tree Stumps, Tires, Hula Hoops...Plenty of things can be made into a Donkey toy!

Unconditional Love Leads the Way
OPERATION DOG TAG
DOGS 4 VETS BY VETS

OPERATION DOG TAG

OperationDogTag.org

My name is Naching Kassa and I am the proud daughter of an Army veteran. My father, Sam Nehls, returned from serving his country with PTSD (post-traumatic stress disorder) and overcame it with the help of man's best friend. Eager to understand the problems of PTSD, my father became a dog trainer and developed his own methods of obedience and guard training. He became so accomplished at this task, that he was able to become Head of Security at the U.S. Pavilion during Expo '74 and was well known throughout Eastern Washington for his talents. He passed away in January of this year. Operation Dog Tag is the only charity worthy enough to honor my father's memory. It provides a wonderful service for our wounded warriors. The dogs are more than just companions to these men and women; they give them a reason to live, not just exist. If you are a wounded warrior, I encourage you to join this program. Operation Dog Tag cares about you and can change your life. If you are looking for a worthy charity to support, I recommend this one. My family supports it. I support it. I mean, what is better than understanding and unconditional love?

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC

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Find solution to this puzzle in this issue

YELLOW LAB PUPS
3 males & 3 females, 5 weeks old, both parents hunt waterfowl. Mom is very outgoing field dog with an excellent off switch! $900. 509-528-3544

3 BEAUTIFUL SHIH POO PUPPIES
Ready for their new home, vaccinated & dewormed. $700 per puppy. Can meet halfway for delivery, call or text 509-948-3227 or 509-380-2349, Pasco

LABRADOR PUPPIES
11 weeks old, 3 males, 3 females, four chocolate, two silvers, vet checked, first shots & dewormer, $800. 360-583-2403 Newport

PUREBRED GOLDEN RETRIVERS
Up to date on vaccinations & dewormed, $500. Call or text 612-269-8263 Elk

CORGI PUPPIES
Health tested, vaccinated, dewormed, microchipped & a care package. 509-945-5108

BORDER COLLIE/ AUSTRALIAN SHEPHERD PUPPY
Male, blue merles, $300. Ready now! Call 208-964-2508 Post Falls

ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

MINIATURE AUSSIE DOODLES
No to low shedding, hypoallergenic extra soft coat, raised in my home so they are very socialized & family ready. 20-35lbs mature, health guaranteed, vaccinated, $600. Call or text Lori, 509-860-3302 www.CoolRiverHorses.-com

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

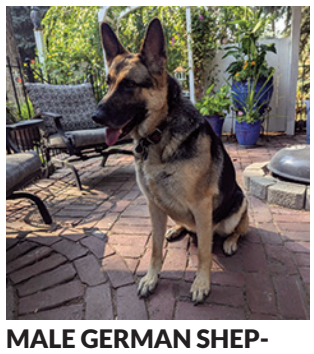
AKC CAIRN TERRIER PUPPIES
Toto Wizard of Oz puppies $1200 female, $1000 male, first shots, weaned, available January 10, taking deposits, text for photos. 509-751-6500

PUREBRED PUG PUPPIES
If interested, contact 509-728-3246

FRENCHIES
Here at OceanBlueBullies strive to produce the healthiest, top quality Frenchies in the US, they come with such great personalities that we have placed many in special needs homes as emotional support animals & service dogs. We provide all of the training & interaction with each pup as they grow. For more information, please feel free to text or call us at 503-583-5091

GORGEOUS CKC MALE YORKIES
Ready for forever homes. $1000 each. 509-910-6626

PUREBRED FRENCH BULLDOG PUPPIES
Come with first set of shots & dewormed. 509-728-3246



MALE GERMAN SHEPHERD
To good home only, with a home check, 4 years old, better as an only pet. 509-818-4169 Spokane

BORDER COLLIE HEELER PUPPY
One female, born October 10, $100. Call or text 509-733-0481 Bridgeport

AKC SILVER LAB PUPPIES
Ready for training & forever home, all shots up to date. 509-851-4066

AKC YELLOW LAB PUPPIES
Dewclaws, first shots & dewormed, born November 5, both parents onsite & love to hunt, $750. 509-302-1806 or 509-302-8238 Tri-Cities

the *Exchange* Mail-in Ad Form

ALL ADS include 30 words, then 10¢ per word per paper thereafter. Every ad includes complimentary upload to **www.PacificNW.Exchange**

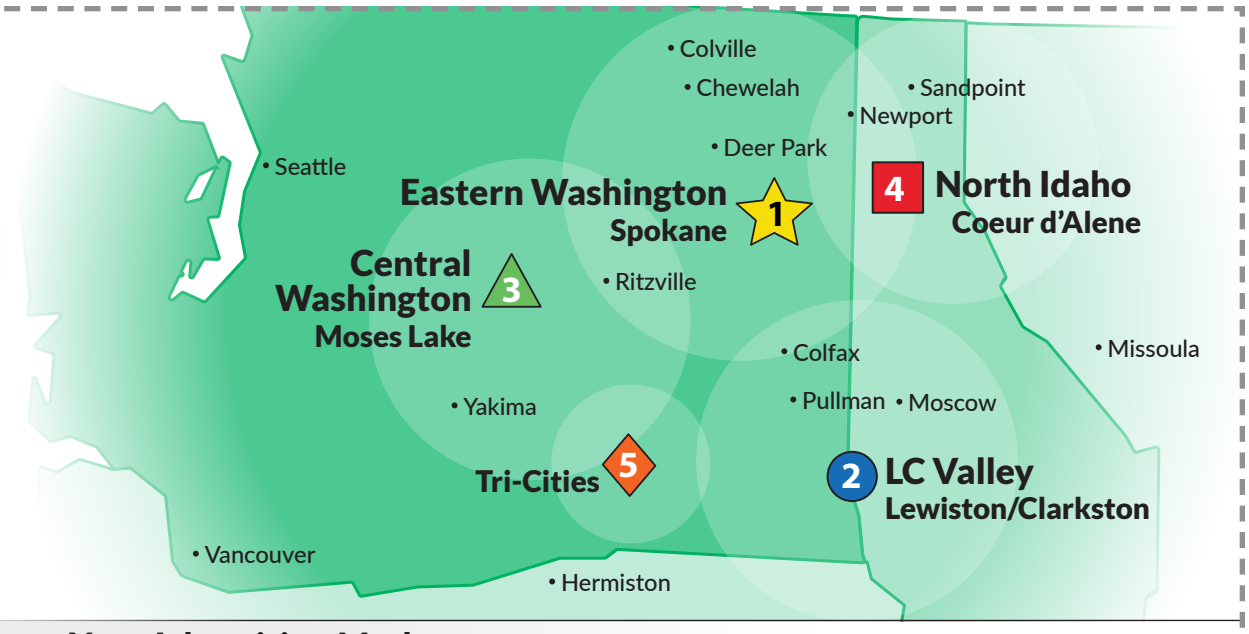
Pick Your Ad Type

CLASSIFIED LINE ADS

- ❑ **5 Markets - Super Saver Special!** $35
- ❑ **4 Markets** - any 4 Papers..... $30
- ❑ **3 Markets** - any 3 Papers..... $26
- ❑ **2 Markets** - any 2 Papers..... $18
- ❑ **1 Markets** - Pick 1 Paper $10

PHOTO ADS *excludes Giant Nickel*

- ❑ **Photo Ad in ALL 4 Markets** $55
- ❑ **Photo Ad** in Market 1, 2, 3 or 4 & Line Ad in 3 other Markets $39
- ❑ **Photo Ad** in Market 1, 2, 3, or 4..... $15 each



Choose Your Advertising Markets

- ❑ **MARKET 1** — Eastern Washington *edition of The Exchange*
- ❑ **MARKET 2** — Lewiston Clarkston Valley *edition of The Exchange*
- ❑ **MARKET 3** — Central Washington *edition of The Exchange* **includes Tri-Cities*
- ❑ **MARKET 4** — North Idaho *edition of The Exchange*
- ❑ **MARKET 5** — Tri-Cities Online Only *www.GiantNickel.com*

Please Print Your Ad Copy Below: Please Include Your Town and Phone Number *2025*

Name_____ Phone ( ) _____

Billing Address _____

City _____ State _____ Zip _____

Category _____ e-mail:_____

Charge my total payment of $ _____ to my credit card indicated below

Signature _____

Full Account Number: EXPIRATION Mo. Yr.

Use Credit / Debit Card or Mail Check or Money Order Payable to:
EXCHANGE PUBLISHING, LLC. P.O. Box 11813, Spokane, WA 99211-1813

e-mail: Ads@PacificNW.Exchange • First Deadline is Tuesday, 5pm • All rights reserved.
Have a question? Call or Text: 509-922-3456 • FAX 509-455-7940

The Exchange reserves the right to categorize, to edit and to reject advertising. No ads accepted with special spacing, capitalization, headings etc. We will not be responsible for errors or omissions except to the extent of the cost of the first insertion of the ad. Refunds issued only over-the-counter.

January GARDENING TIPS

Master Gardeners of Spokane County

CATALOGS AND SEEDS

It's time to order seed and plant catalogs and seeds! Order your favorites now to avoid the selection being sold out. Try a new variety of your favorite flowers and vegetables.

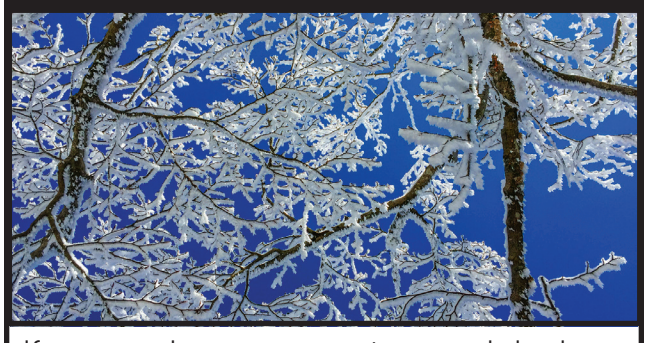
VIEW FROM INSIDE

This is a good time to take a hard look at what your garden looks like from the inside. Check your favorite windows and ask yourself if your view could use some additional winter interest or if it could use pruning to avoid blocking your views.

FORCE BULBS

Favorite bulbs for forcing indoors are amaryllis, paperwhites, and hyancinths. Other bulbs include tulips, daffodils and dwarf iris. Forced bulbs don't even need soil to grow as they grow well in water and gravel.

SNOW ON TREES



If you can, leave snow on trees and shrubs unless the weight of the snow appears to be breaking branches. If you need to remove snow, use a broom and sweep upwards. Never attempt to remove ice from branches as they will break.

FOR MORE INFORMATION:
https://extension.wsu.edu/spokane/master-gardener-program/home-lawn-and-garden/monthly-gardening-tips/

DOGS

GLADIATOR MASTIFF PUPPIES

Quality cross bred English x Brazilian for health, large stature, adoring temperaments, calm personalities, great with kids, these cuddly puppies form strong attachments, lifetime loyalties, & mature into giant lapdogs. Experienced breeders, first shots & dewormed, $800. www.GladiatorMastiffs.com 509-690-2712 or 509-680-1029 South of Colville

PEKITZU PUPPIES

Sweet babies come with shots, dewormed, puppy starter pack, health guarantee contract & lifetime breeder support, parents both fully health tested, mom is AKC Pekingese, dad is AKC Shih Tzu, puppies will be under 10lbs, female will be a teacup. For more information, text 503-583-5091

CHIHUAHUA PUPPIES AVAILABLE

2 adorable hairy Chihuahua puppies available, 1 black male & 1 brown female, they will be small, under 5 lbs as adults. $500 each firm. Call or text 509-416-3392 for more information. Tri-Cities

AKC FRENCH BULLDOG PUPPIES

Looking for their forever home! Available January 11, will go home with their first round of vaccinations & check-ups, 1 female & 3 males, born on November 14, 2025, loved getting to know these sweet puppies & having them as a part of our family for the past couple of months! $4500, live in Provo, UT, but my parents live in western Montana, so if you are in either of those areas, could make arrangements for meetups. If you have any questions or want more pictures, please message me at 406-691-9055

FOUR FRENCHIES & TWO PUGS

4 Frenchies, 2 Pugs & also 3 Pug/Frenchie mixes. They have their shots & dewormers. For more information, call 509-578-9099

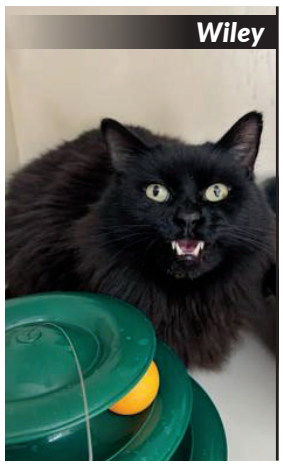
PUREBRED ENGLISH POINTER PUPPIES

These are handsome, gentle, high energy dogs, 40-50lbs, white with orange markings, top quality upland bird dogs, El Hew Snakefoot bloodlines, $300. 509-843-9913 Pomeroy

PUREBRED MINI SCHNAUZERS

4 weeks old, will be ready to go in 3 weeks, will be fully vaccinated, dewormed & their tails are docked. $1000 each. Call or text at 509-301-3876, Milton-Freewater, OR, can meet halfway for delivery

ADOPT A SHELTER PET!



There are multiple cats and dogs available for adoption at the ***Grant County Animal Outreach***

Contact one of your local shelters today to meet your new companion!

- **Wenatchee Valley Humane Society:** (509) 662-9577 www.WenatcheeHumane.org
- **Grant County Animal Outreach:** (509) 762-9616 www.GrantCountyAnimalOutreach.org
- **Benton Franklin Humane Society:** (509) 374-4235 www.BFHS.com

Please Spay or Neuter Your Pets!

ADORABLE CHIHUAHUA PUPPIES

Looking for a purebred CKC, high quality, well tempered, loving & affectionate companion? These boys are perfect for families, singles, multiple dog homes or anyone looking to add a bundle of joy to their life, up to date on vaccinations, dewormed & a vet wellness check with a certified letter, with early neurological stimulation, potty & social training. $1800, includes a 1 year congenital health guarantee. Call or text 541-314-5340 or email amai.watermelon.puppy.patch@gmail.com

MINI GOLDENDOOLES

Ready for Valentine's! Taking deposits, for more information, call/text 509-430-3243

AKC REGISTERED MALE FRENCH BULLDOG

Beautiful fawn merle French Bulldog looking for his new home, 9 weeks old, up to date with shots & has had 2 rounds of dewormer. He might also be a fluffy carrier, but we didn't test him so we're not sure. $1800. Please text me at 509-305-4702

MINI POODLES

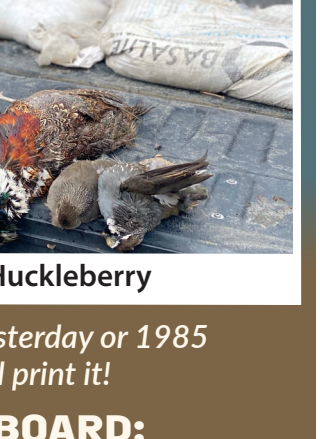
2 girls & 1 boy, first shot & dewormer. For more information, call 509-905-4657 or 509-492-7647

MALE YORKIE PUPPY

Looking for a new home. Born August 31, 2025, has all his shots & dewormed, very playful & likes to cuddle, great around other dogs. For more information, 509-380-1577

CHOW CHOW PUPS

Ready now, 2 males, parents onsite, first shots & dewormed, $375. Text 509-528-0652, Basin City



AKC ROTTWILLER PUPPIES

Eleven weeks old, waiting for their forever homes, males & females available. Text or call 509-216-8474

Ken

Huckleberry

It doesn't matter if your picture is from yesterday or 1985
If its worth bragging about, we will print it!

TO BE ON THE BRAGGIN' BOARD:
Text: 509-922-3456 | Email: Ads@PacificNW.Exchange
Facebook: Exchange Publishing
Be sure to include your name and what you're bragging about

DOGS & PETS

PUZZLE SOLUTIONS

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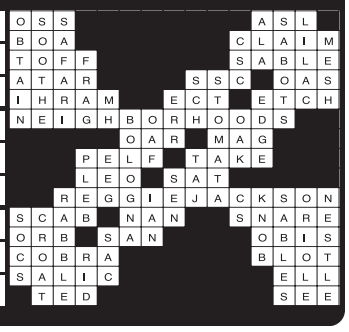

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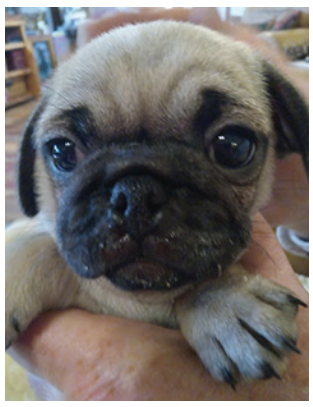
FIVE ADORABLE KITTENS
Tiger, tiger & white & one gray, one calico, boys & girls, 4 more kittens born on November 18, three orange/ white & one black & white, $5 each. Serious inquiries only, 509-276-2294. If no answer, 509-821-1514 Deer Park

RETIRED ANIMAL LOVER LOOKING TO WATCH YOUR PETS
Seven days a week, hours flexible, $25 a day, additional $10 for overnight stay. This includes a 45 minute walk on the Appleway trail, weather permitting. I have a huge fenced yard. Text or call Marlene, 509-263-0305 Veradale



SALE! HALF PRICE FOR QUALITY PURE BRED PUPS
Little Miss Penelope Pug, or Little Mr. Pugsley Pug awaiting to join your happy family adding humor, entertainment, love & companionship. Healthy, happy, easy keepers. Come for your newest best friend. Was $1500, now $750. 208-446-3832 Athol

TWO TERRI-POO PUPPIES LEFT
Two white males with black spots, have given second shots & second deworming, $400 each, come with shot records. Serious inquiries only, 509-276-2294, if no answer, 509-821-1514 Deer Park

BOXER MALE
4 year old male, not neutered, great for stud, great with kids, lovely, playful & loyal. $550 or best offer, cash only. Serious inquiries only please. Call or text 509-969-5788, Yakima

TINY FEMALE CHIHUAHUA PUPPY
For details call 509-822-0133 Spokane

MINI GOLDENDOOLES
Ready for Valentine's! Taking deposits, for more information, call/text 509-430-3243

RANGER IS A YEAR OLD AUSTRALIAN HEELER MIX
He earned the Canine Good Citizen certificate, he is housebroken & neutered. Call for more information, Mark & Sheila 509-821-1482 Spokane Valley

HORSES, HAY & LIVESTOCK

Frosted Frames: A Winter Window Mural

Liberty Lake Library, 402 S. Pittsburg St, Spokane

Wednesday, January 21, 3:30pm - 4:30pm

Join us to create a frosty masterpiece! Children and teens are invited to contribute to a winter-themed window mural for all to enjoy this January and February! Celebrate winter creativity! Bring your imagination and help turn our windows into a masterpiece for everyone to enjoy! This library program is a drop-in program. This means you can join us at any point between 3:30pm - 4:30pm. This program is intended for families with kids ages 3-8 with an adult, while kids ages 9-18 and do not need to be accompanied by their grown-up. For all event information inquiries, email telref@spokanelibrary.org or call 509-444-5300.

CLEAN BAGGED OATS
50lb bags, $10 per bag, 6 bag minimum or more. 509-993-9365 Deer Park

SAVE YOUR FAMILY
From becoming your lifetime caretaker. Wear a helmet on horseback

SEVEN YEAR OLD MARE
15hh, ranch horse, good start on heeling, well broke, light, responsive. Ridden in steep country, doctored, branded on, roped & tied down wild yearlings, many videos. 208-816-3230 Clarkston

EXCELLENT QUALITY BARN STORED HAY
Large alfalfa bale, $125; small alfalfa bale, $12; large grass bale, $125; small grass bale, $10. 509-995-4824 Cheney

SHOP AT WILL ROGERS SADDLE CO. FOR ALL YOUR HORSE NEEDS
We have lots grooming accessories, shampoos, conditioners, spot treatments, grooming bags & kits, leather care, lots of jewelry, belts, wallets & Wild Rags, purses, etc. Check our Facebook page for the latest updates! All major credit cards accepted. Buy, sell, trade. www.WillRogersSaddle.com 13011 N. Freya Street, Mead. 509-466-0106

TRUE GRIT SHOW SWINE HAS CROSS BRED PIGS!
Ready to go for spring fairs, call for more information or to set up a time to come pick yours out! 208-596-2301 Genesee, Idaho

FIRST, SECOND, & THIRD, CUTTING ALFALFA
Small two string square bales, price per bale, first $11, Second $12, Third $14, irrigated barn stored, excellent quality, Chewelah 509-936-4380 hagencattleandhay.com

SAVE YOUR FAMILY
From becoming your lifetime caretaker. Wear a helmet on horseback

CLEAN BAGGED OATS
50lb bags, $10 per bag, 6 bag minimum or more. 509-993-9365 Deer Park

TODD MARTIN HORSE TRAINING
One of the most talented horsemen around! Starting horses correctly using unique, gentle techniques. Problem solving, promoting horse's ability to focus on learning. Starting colts to finishing. Western, English, Barrels, Clinics & Lessons. Call or text, 509-999-7863 Elk

ATTENTION STOCKMEN!

- Small Animal/ Regular Sale • Wednesday, Jan. 28
- Cattleman's Week • Wednesday, February 11

Lewiston Livestock Market
208-743-5506 Anytime | LLM@lewistonlivestock.com
Tate Witters: 509-780-7293 | John Pearson: 509-288-0160
3200 E. MAIN ST. • LEWISTON, ID 83501

ALFALFA CEDAR HAY, FIRST, SECOND & THIRD CUTTING
First cutting feeder $2.50 bale; second third cutting $5 bale 509-885-8496 Palisades

NORTHWEST TRAILS
Boarding happy healthy horses. Recommended by many local vets. We love caring for the older retired horses. Catering to those who really care for their horse's well being. Large lighted arena, round pens, large paddocks & pastures with shelters. Quiet, peaceful, friendly atmosphere. 509-276-6345 Deer Park

LIVESTOCK & WILDLIFE FENCING EXPERTS
Deer, Elk, Equine & Field Fencing. Stay Tuff Installer. Lic #ALLTETF903JA. All Terrain Fence, 509-998-9570 www.AllTerrainFence.com

NEED TO SELL YOUR HORSES, MULES OR PONIES?
Call me! Any breed, any age, anywhere! Call or text, 208-413-2192 Asotin

Stockland LIVESTOCK AUCTION
"Continuing the Tradition of the Free Market in the American West"
WWW.STOCKLANDLIVESTOCK.COM
Online Sales/Bidding www.CattleUSA.com

FEEDER SPECIAL Mon. January 19 • 11am	**PRESIDENTS DAY FEEDER SALE** Mon. February 16 • 11am
ALL CLASS CATTLE Mon. January 26 • 11am	**NO SALE** Mon. February 23
FEEDER SPECIAL Mon. February 2 • 11am	**FEEDER SPECIAL** Mon. March 2 • 11am
NO SALE WINTER BREAK Mon. February 9	

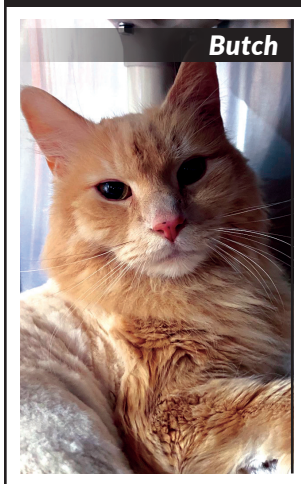
ALL CLASSES OF CATTLE SELL AT EACH SALE

– ACCEPTING ANIMALS ON THE SUNDAYS PRECEDING SALE DAYS –
1505 12th St, Davenport, WA | StocklandLivestock@gmail.com
1-800-372-6845 • Sale Day: 509-725-1101 • Kale: 509-703-3981

PROTECT YOUR ANIMALS FROM ALL OF NATURE'S ELEMENTS!
Get best pricing for your new barn. Steel Structures America, NW Largest Pole Building Contractors, 1-888-598-8166 www.SteelStructuresAmerica.com

AMERICAN BARBADOS BLACK BELLY SHEEP
Looking to sell herd, 60+ sheep available, can be sold in groups or singles. Call Mark to make an offer 509-951-8383 Cheney

ADOPT A SHELTER PET!



There are multiple cats and dogs available for adoption at the ***Spokane Humane Society***

Contact one of your local shelters today to meet your new companion!

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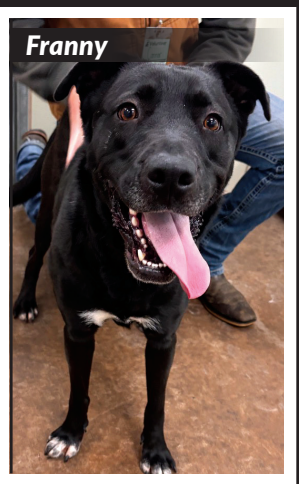

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Fishing Magician

Dave Graybill

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

I have always liked to fish places I have never been to before and share what I learned. Last week I made my first trip to the Snake River for steelhead and will tell you all about it. I also checked on the perch fishing at Moses Lake. It's still going strong!

My fishing buddy James Lebow has caught a bunch of steelhead on the Snake River, near Lions Ferry, but never on a bobber and jig, so we planned a trip. Our other friend, Ryan Harris, was eager to come along so I rigged up three rods, grabbed some jigs and shrimp and we put the boat in the water at the marina across from the state park. James hadn't been here in several years but thought he had us anchored in the right place, just below the mouth of the Tucannon River. This was confirmed when Jerry, an angler from Starbuck anchored near us and caught and released a nice steelhead about a half hour after he showed up. We made cast after cast, and although Ryan swung and missed couple of times when his bobber disappeared. Finally, after a few hours, my bobber went down and I managed to set the hook. This fish wouldn't come near the boat and made two powerful runs down stream before I could get it to the net. It was a wild fish, which we immediately released, and we figured it weighed at least 15 pounds! We plan to go back there very soon. Check out the video on Dave Graybill YouTube channel.

I was in Moses Lake recently and I wanted to check on a couple of things while I was there. First, I wanted to observe the activity near the I-90 Bridge. This is the center of fishing for perch this time of year. We have had a mild winter so far, with no threat of the water freezing on Moses Lake. A very good number of anglers have been taking advantage of these mild conditions and the good fishing for perch in this location. When I approached the bridge on the trail from Blue Heron Park, I saw an angler reeling in a fish, which he released. During the short time I watched him he caught three perch and one of them went into his bucket. There wasn't anyone fishing from the bridge, but there were anglers spread out along the rip rap shore. There was just one boat fishing off the bridge when I arrived, but I was told that there were ten boats fishing for perch earlier in the day. If the weather holds anglers will continue to fill their freezers with nice perch that can measure up to 12 inches from Moses Lake.

A couple of years ago I had a meeting in Grand Coulee, so I arranged to meet some friends at the middle net pens on Rufus Woods to fish from shore. We fished for a couple of hours and only landed one fish, so they left. I needed to change clothes and stopped at Seatons Grove. I parked at the top of the launch, and when I got out of my truck, I saw a fish roll in the channel. I had my rod already rigged and there was a stack of rocks right there to anchor it. I baited up and cast to where I saw the fish roll, stuck my rod in the rocks and went to my truck. I had just put on a clean shirt, and when I looked for my rod, it was gone! I had another rod set up with a bobber and jig and cast it out hoping to snag my rod or the line. The wind quit and I could see it on the bottom. I was able to hook the rod and pull it to shore. There was a lot of tension on the line, and I reeled in a triploid that probably weighed 5 pounds!

Probably the longest running ice fishing event in the state is the Molson Ice Fishing Derby. I attended this event many years ago and was impressed by how this small community turns out to make sure everyone has a great time. This year the event will be held on Saturday, January 17th, and anglers can fish both Molson and Sidley lakes. You can register starting at 7 a.m. and the fishing hours are from 8 a.m. to 1 p.m. A great breakfast is available, provided by the Molson Grange at the Grange Hall and a lunch is provided by Sitzmark Ski Lodge as well. There will be hot chocolate served at the lakeside and there is a Crafts Fair you can visit at the Grange Hall the day of the event. The entry fee is $30 to compete for the Longest Fish prize for adults and $15 for youngsters. For an additional $20 you can compete in the Most Weight category. Proceeds from previous events have helped fund an aerator and the result has been dramatically improved fishing. Now there are lots of whopper trout being pulled through the ice. So, dig out your winter garb and plan to attend. It's a really fun event. This week's photo is of an angler with two dandy fish he caught at a previous Molson derby.

We are having a mild winter here in the lowlands but in the heights of Okanogan County temperatures are much lower. So low in fact that there is a solid layer of ice on Bonaparte Lake, which is a very popular destination for ice fishers each winter. The highlight of the winter season is the ice fishing derby that has drawn huge crowds the past couple of years. The "Operation Hardwater" event will be held on January 31st this year. There are several species that can be caught to be included to claim one of the many derby prizes, donated by local businesses. Registration will take place from 8 a.m. to 10 a.m. that morning, and no late registrations will be allowed. The entry fee is $15.00 per category. All registered participants will be provided a free BBQ of hot dogs and all the trimmings including beverages. Although Bonapart Lake is usually closed for the winter, lodging can be arranged for the event. You can call the resort and leave a message at 509-486-2828. I think this is the third year that the derby as been held and attendance has been terrific and catches great—a wonderful event!

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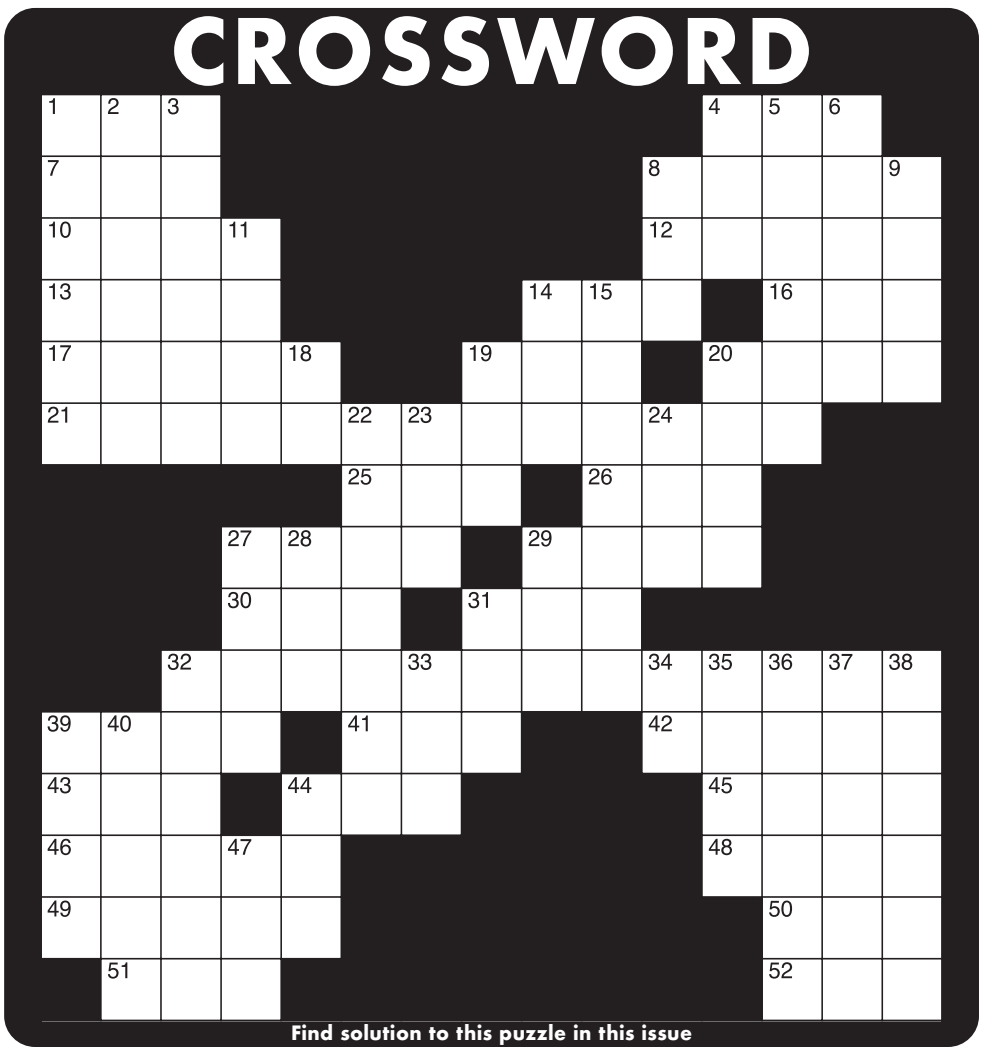
14. Superconducting super collider
16. International group of countries within the Americas
17. Sacred state for Muslims
19. Shock therapy
20. Engrave
21. Localities
25. Paddle
26. Periodical
27. Dishonestly gained money
29. Gain possession of
30. Actor DiCaprio
31. High schoolers' test
32. Mr. October
39. Sign of healing
41. One's grandmother
42. Entrap
43. One who simultaneously buys and sells
44. __ Francisco
45. Web-based data provider of marine life
46. Type of snake
48. Dark mark or stain
49. Member of the Salii
50. Former measure of length
51. CNN's founder
52. Witness

DOWN

1. Acquire
2. Console
3. Hunting expedition
4. Pie _ __ mode
5. Simple shoes for peasants
6. Eurasian shrub
8. Reciprocal of a sine
9. Work together in harmony
11. Grenade
14. File extension
15. Minute pores in a plant
18. Medal of Honor
19. Make a mistake
20. Advance slowly, as if by inches
22. Sandwich meat
23. An awkward stupid person
24. Strong tree
27. Commoner
28. Electroencephalograph
29. __ Mahal
31. Congressman
32. Disorderly crowd
33. 007's creator Fleming
34. Atomic #55
35. Part of a door
36. Short-tail martens
37. Baltimore ballplayer
38. Cuddle
39. Gang in "The Outsiders"
40. Of Croatia
44. Body cavity
47. Get free of



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WEEKLY Horoscopes

for January 15-22

ARIES – Mar 21/Apr 20
Your attention is focused on finances and deeper connections, Aries. This is the week to speak honestly about budgets, debts or your investments with a partner.

TAURUS – Apr 21/May 21
Taurus, the spotlight is shining on your relationships, whether in love or business. Expect some meaningful conversations that define your approach going forward.

GEMINI – May 22/Jun 21
Your focus turns to work and wellness as part of your daily routine this week, Gemini. You may feel a strong urge to get more organized and capitalize on resolutions made.

CANCER – Jun 22/Jul 22
Your inner child is leading the way for the week, Cancer. Spend time on hobbies, connect with children or plan a memorable date night. Don't be afraid to take a creative risk.

LEO – Jul 23/Aug 23
Leo, your energies are best spent on your home and family life right now. You may be dealing with a domestic project, a renovation or sorting out a matter with a relative.

VIRGO – Aug 24/Sept 22
Communication is your strongest tool this week, Virgo. With ideas flowing, you may be up to signing an agreement or running errands. You may want to reconnect with an old friend.

LIBRA – Sept 23/Oct 23
Libra, review your income streams and spending habits to give you a clear picture for the new year. This isn't about cutting things out, but about understanding what you value.

SCORPIO – Oct 24/Nov 22
It is your time to shine and redefine yourself, Scorpio. With cosmic energy focused your way, you have the drive and the focus to launch a personal project or make a major change.

SAGITTARIUS – Nov 23/Dec 21
Take some necessary steps back for quiet work and rest, Sagittarius. This week favors wrapping up older projects so you can think more clearly. Don't overschedule yourself.

CAPRICORN – Dec 22/Jan 20
Capricorn, social activities and future goals take center stage right now. It might be wise to start networking or join a new group that will open you up to different people.

AQUARIUS – Jan 21/Feb 18
This is an important period for your career, Aquarius. If you've been mulling over making a move, now is the time to get a jump on it. Your professional achievements are getting noticed.

PISCES – Feb 19/Mar 20
Pisces, finalize plans for a trip or a new pursuit, such as returning to school. Seek experiences that will broaden your horizons. Adventure beckons you this week.

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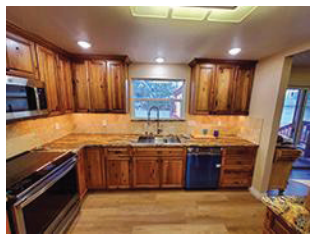

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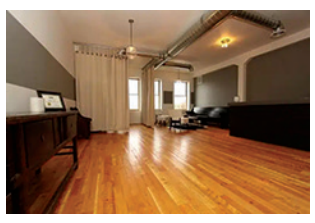

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2007 HUMMER H1 HMMWV'S 1097R1
6.5L GM diesel, 4x4, TH400 automatic, we have two 4 doors & one 2 door pickup, all three run & drive great, $9500 each. They have Washington titles. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

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2018 308 E2 EXCAVATOR
Hydraulic thumb, straight blade, steel tracks with rubber inserts, 23" digging bucket & 47" clean out bucket, enclosed cab, heat & AC, 2600 hours, $75,500. Dave's Truck & Equipment, 208-263-3555 Sagle

2016 305E2 EXCAVATOR
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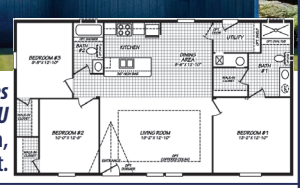

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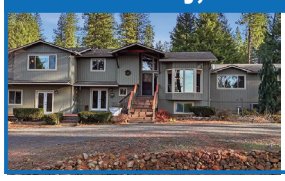
9433 N Justice Way, Hayden Lake
6 bedroom, 3 bathroom, fully remodeled
$849,000
Leah Cafferty, 208-818-8126
EXP Realty

Saturday, January 17, 10am - Noon

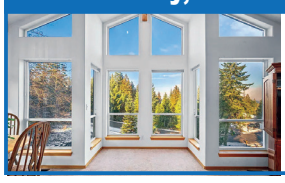


23612 N Hatch Rd, Colbert
5 bed, 5 bath, Nearly 10 acres
$850,000
Calista Wallick, 509-879-1797
Kelly Right Real Estate

Saturday, January 17, 10am - 12pm

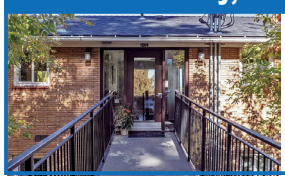
1111 Mountain Ave, Coeur d'Alene
3 Bed, 3 Bath, one block from the beach
$1,395,000
Anne Anderson, 208-660-4621
Lakeshore Realty

Saturday, January 17, 11:30am - 1pm



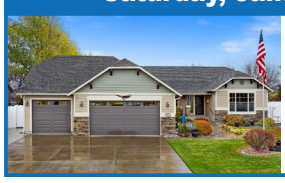
9138 N Clarkview Pl, Hayden Lake
3 Bed, 2 Bath, Space & Privacy
$530,000
Quinn Porterfield, 208-704-0084
The Experience Northwest

Saturday, January 17, 12-2pm



202 E Rockwood Blvd, Spokane
2 Bed, 1 Bath Top Floor Condo
$295,000
Mark Montgomery, 509-481-8989
John L. Scott

Saturday, January 17, 1pm-3pm



9920 N. Austin Ln, Five Mile
3 Bedroom, 2 Bathroom, Custom Rancher
$650,000
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OPEN HOUSE SATURDAY, JANUARY 17, 10AM - 12PM
1111 Mountain Ave, Sanders Beach neighborhood. Located just one block from the beach, this $1,395,000 home offers convenient single-level living with ample room for visitors. The property features 3 bedrooms, 3 bathrooms, a 2-car attached garage, & newer appliances. A highlight of the home is the beautiful sunroom, perfect for a home office or starting your early garden. Anne Anderson, 208-660-4621, Lakeshore Realty

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9920 N Austin Lane, Spokane. Five Mile Custom Rancher with 3 bedrooms & 2 bathrooms. The home is finished with an oversized heated & finished 3+ car garage. Open floor plan with vaulted ceilings. Kitchen is central to formal & informal living spaces & finished with granite counters, soft-close cabinets, & high-end stainless steel appliances. The informal living room features a gas fireplace. Primary bedroom with full bathroom suite & oversized closet. Covered front & rear facing decks for outside entertaining. Enjoy the fully fenced & sprinklered yard. Meticulous maintenance with recent exterior paint & service on home systems. Walking distance to Mead schools just down the street. Offered at $650,000. Call Bill Davis 509-701-1793, Home Lake and Land Real Estate

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Partially fenced, ready to build on, power at road, surveyed with seasonal creek, $130,000. Don, 253-719-4364 Bremerton

SINGLEWIDE MOBILE HOME IN THE COUNTRY
Cheney/ Tyler area, 2 bedrooms, 1 bath, wood stove with electric heat, clean, quiet, small storage shed, 5 minutes to freeway. $800 month. 509-995-4826

ENJOY THE BEST OF BOTH WORLDS
With this beautifully updated 2 bed, 1 bath top-floor condo. Open House, Saturday, January 17, 12pm - 3pm, 202 E Rockwood Blvd, Spokane. Minutes from downtown, Spokane's dining, entertainment & events, yet tucked away in the quiet, tree-lined Rockwood/Manito neighborhood. Features of this gem include: top-floor unit in intimate 6-unit building, private, oversized deck, sweeping city views. Unique open-concept kitchen, built-in entertainment wall with included TV, Fisher & Paykel dual-drawer dishwasher & brand-new GE refrigerator/freezer & original hardwood floors. One car garage plus separate storage space. Efficient heating, new roof & recent structural upgrades. One of Spokane's most desirable neighborhoods, five minutes from heart of downtown! Short walk to many restaurants, Rockwood Bakery, Manito Park, & the Japanese Gardens. Inquire with listing agent regarding possible $5,000 lender paid closing cost option for buyers. $295,000. Call Mark Montgomery, 509-481-8989, John L Scott Real Estate

SPOKANE ASSOCIATION OF REALTORS®

2025 Monthly Home Sales Report for December 2025

UNIT SALES DOWN 0.8% ⬇
Closed sales for **December 2025** total **387** compared to December 2024 when the total was 390.

MEDIAN PRICE DOWN 3.1% ⬇
The median closed price for **December 2025** was **$403,000** compared to December 2024 when the median price was $416,223.
**NOTE: Does not represent home values.*

INVENTORY UP 18.5% ⬆
Inventory at the end of **December 2025** totaled **975** units, which is a **2.5 month supply**. At the end of December 2024 there were 823 units, a 2.1 month supply.
**NOTE: Months supply based on closed sales for December.*

NEW LISTINGS UP 25.4% ⬆
The number of new listings **December 2025** was **424**, compared to December 2024 when 338 new listings were reported.

NOTE: Information comes from the SAR's Monthly Activity Report which looks at single family residential/site-built properties on less than one acre and condominiums.

HOME ON NEARLY 10 SERENE ACRES
Open House Saturday, January 17, 10am - Noon. This exceptional property offers a rare blend of privacy, natural beauty & everyday convenience. Six minutes from Wandermere in North Spokane & in the Mead school district. This stunning 4,000-square-foot home is thoughtfully designed for comfort & flexibility, featuring five spacious bedrooms & five bathrooms, including two generous primary suites. With a well-appointed mother-in-law setup, the layout is ideal for multi-generational living, guests, or extended stays. Completing the property is an attached two car garage & a 40x60 shop, perfect for hobbies, storage, or accommodating a motorhome. This is a truly special retreat that offers space to breathe without sacrificing proximity to town. $850,000. 23612 N Hatch Rd, Colbert. Calista Wallick, 509-879-1797, Kelly Right Real Estate of Spokane

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Real Estate Trends & Advice

BUY A HOME & GET RICH

Does that still work? Can you buy a home and get rich? Historically, a person could buy a home, pay down the mortgage, and let appreciation raise their net worth. It has long been standard financial advice that you can build wealth through homeownership. Is that still good advice considering current market conditions and the barriers to homeownership are now higher than ever? The following may be causes of this shift.

Interest rates have increased drastically over the last couple of years. The cost of borrowing has nearly doubled, pricing out many would-be homebuyers. Jumping from a 3% interest rate to 7% could raise your mortgage payment by around $1,000 a month, making homeownership much more challenging.

About one-third of home purchases in the U.S. are cash transactions. The appeal of a cash offer to a seller creates challenges for would-be buyers who need financing. Buyers compete with cash offers that may have faster closing times, inflated purchase prices, fewer contingencies, and less risk of the deal falling through.

Following the roadmap of buying an entry-level home, building equity, and then selling to trade up is becoming more difficult. Most builders are no longer constructing entry-level homes. The high cost of materials and land makes building smaller homes economically impractical for many builders.

The "locked-in" effect is another factor. Many current homeowners were fortunate to purchase their homes when interest rates were below 4%. Moving would mean buying at a much higher rate, resulting in significantly higher payments. This may allow for only lateral moves instead of "trading up" to a larger or nicer home. As a result, many homeowners choose not to sell, reducing the inventory that would normally be available to buyers.

It is still possible to achieve homeownership and build wealth over time, but it may require more strategy and patience. In some situations, renting may be a better option while your income, credit, and savings improve. It may mean looking in more affordable areas, choosing a smaller home, renting out a room or basement, buying down interest rates, or using mortgage or homebuyer assistance programs. Planning ahead by paying down debt, improving credit, and saving for a larger down payment will help ensure you are ready when the right home comes along.

I still believe owning real estate is one of the strongest builders of long-term wealth.

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Family Movie Day: "Elio"

Quincy Library, 208 Central Ave S, Quincy
Friday, January 23, 1:00pm - 3:00pm

No school today? No problem! Family Movie Day at the Library! Join us at 1:00 pm for Pixar's newest animated adventure, "Elio." Rated: PG Meet Elio, a space fanatic with a vivid imagination and a love for all things alien. When he's unexpectedly beamed up to the Communiverse—an intergalactic organization with representatives from across the cosmos—he's mistaken for Earth's leader! Now, Elio must build friendships with eccentric alien lifeforms, face challenges of cosmic proportions, and discover where he truly belongs.

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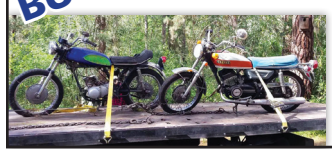

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2007 Ford Explorer XLT 137,698 miles, Priced to Sell $4500	**2003 Ford Expedition XLT** Runs Good, No Surprises $2500
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2003 ACURA 3.2TL Stock #12345A (Loaded, has some dents, Runs Good!)	WAS $2,995	$1,988
2002 CADILLAC ESCALADE Stock #11618A (AWL)	WAS $4,995	$2,988
2008 FORD ESCAPE Stock #10677B (AWD, New Tires)	WAS $3,995	$2,988
2006 CHRYSLER PT CRUISER Stock #11741A (Auto)	WAS $4,995	$3,988
2006 CHEVY TRAILBLAZER Stock #12530 (4x4, 3rd Row Seat)	WAS $4,995	$3,988
2002 CHRYSLER SEBRING Stock #10994 (Clean Ride, Loaded)	WAS $4,995	$3,988
2006 FORD TAURUS Stock #12551 (V6, Nice Car)	WAS $4,995	$3,988
2008 DODGE CALIBER Stock #12113 (Good Car)	WAS $4,995	$3,988
2007 GMC ENVOY Stock #12018A (AWD, Leather, Loaded)	WAS $5,995	$4,988
2013 CHEVY IMPALA Stock #11885 (V6, Loaded)	WAS $6,995	$5,988
2004 CHEVY TAHOE Stock #11309B (4x4, Leather, Loaded Up, Low Miles)	WAS $7,995	$6,988
1996 CHEVY SILVERADO Stock #12541 (Extra Cab, 4x4, Good Miles)	WAS $7,995	$6,988
2008 GMC SIERRA Stock #12341 (Extra Cab, 4x4, Real Nice Truck)	WAS $10,995	$9,988

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Native Cultural Craft Nights

American Indian Community Center, 1025 W. Indiana Ave., Spokane

Monday, January 12, 5:00 pm - 7:00 pm

Continuing event through June 16th, 2025 — while supplies last. Classes will be held every other Monday night, excluding Holidays and Center closures on any of these Mondays, if applicable. The tradition has become a valued place for folks to learn to make new crafts or even just work on the art they've already started. Light snacks will be provided. There will also be hot irons and sharp objects in use during some of the classes, so if you bring your children there will be FREE childcare available for up to the age of 7 yrs. old. There will be safe crafts that are age appropriate. All minors attending the craft nights must be accompanied by an adult.

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2011 DODGE RAM HD 4X4
New Engine, loaded with extras, must See! Don't miss this opportunity to own a powerful, well-equipped truck that's ready for anything! Heavy Duty Westin XR 4x4 on the fly with flex fuel, 115,000 miles, but brand new engine installed Fall 2023 (very low miles) with 5-year warranty. Packed with extras: new tires, tool box, WeatherTech floor mats, new Cobra CB (still in box), heavy-duty brush guard, radar detector, new rear lights & back seat window motors. This truck is extremely clean, rugged & priced to sell fast at just $16,500. Perfect for work, adventure, or everyday driving. Call 509-760-7967 to schedule an appointment, this deal won't last! Wenatchee

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IN ACCORDANCE WITH
The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 3 vehicles on Monday, January 19, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

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Himalaya Federal R16, used only twice, great tread $200. 509-760-7967 Wenatchee

2007 HYUNDAI TUCSON LIMITED 4x4
V6 auto, loaded, leather, sunroof, oil changed. Nice little SUV, runs & drives excellent, $3295 or best offer. 509-489-5286 Spokane

NW MOTORSPORTS Report
"Going fast is your job...Telling people about it is ours...!"

Schrader drove his green No. 17 modified to the title at Northport in 2025. Cory Schrader photos

CORY SCHRADER: 2025 NORTHPORT MODIFIED CHAMPION

Cory Schrader.
Cory Schrader photos

NORTHPORT — Cory Schrader has now made it three out of the last four Modified championships at Northport International Raceway with his 2025 title.

Schrader, who began racing two decades ago in Fever Fours in 2005, earned 454 points and topped Trevor Warren (378) to win a fifth overall Modified championship at Northport, his sixth overall with that coming earlier in Fever Four.

In 2008, he transitioned into the Modifieds class, quickly making his mark by securing a championship that same year. This early success set the tone for a career defined by consistency, determination, and a calculated approach every time he takes to the track.

That, perhaps, may have played into Schrader breaking the 20-year-old track record of 18.72 with a fast lap of 18.64 and the following race beat it again with an 18.49 in 2024.

Schrader has showcased his skills on both dirt and asphalt tracks.

Schrader's career has taken him to venues across Northport, Republic, Stateline, Monroe, Kalispell, and Wenatchee where he has earned respect and admiration from fans and competitors alike.

Off the track, Schrader is a devoted father and a tireless provider for his family. Balancing the demands of a high-octane racing career with his responsibilities at home, he works countless hours to ensure his loved ones are supported. His dedication and work ethic are as impressive as his racing accomplishments, making him a role model both on and off the track.

Schrader's success is a combination of both skill, equipment and a bit a luck tossed in, but there's more to it.

Thanks go out to his wife, Chelsea as well as Adrian Konkler, Trevor Warren, Mort Warren and Jason Warren for the help and support with my car on and off the track. And to promoter Cory Bell for making sure we have a place to race as well as Lori Zaitsoff for your continuous support over the years and motivation through the late-night calls and texts.

NORTHPORT 2025 MODIFIED POINT LEADERS

Pos; Driver; Points
1. Cory Schrader; 454
2. Trevor Warren; 378
3. LeeAnn Zaitsoff; 376

WE'RE LOOKING FOR 2025 CHAMPS!

We're asking 2025 racetrack or racing organization champions to contact us to be featured in the NW Motorsports Report found each week in The Exchange classified paper. If you have won a track or racing group season points title in 2025 contact us by email: **nwmotorsportsreport@gmail.com** or via **text/phone 509-220-8018** and we'll tell you what we need to be featured in the largest print circulation publication in the Inland Northwest.

Ask us how we can help YOU!
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